

Magnolia Corridor Warehouse For Lease

711 E Depot Ave, Knoxville, TN 37917



Listing ID:	30457109
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Warehouse/Distribution
Contiguous Space:	10,000 SF
Total Available:	10,000 SF
Lease Rate:	\$6 PSF (Annual)
Base Monthly Rent:	\$5,000
Lease Type:	Modified Gross
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	095AL019
Zoning:	I-2
Building/Unit Size (RSF):	10,000 SF
Year Built:	1960



Overview/Comments

Magnolia Corridor Redevelopment – former meat packing facility with 4 huge walk-in coolers and large refrigerated loading area, one recently updated and operational, ceramic tile walls from floor to ceiling, entire building is concrete including roof, hydraulic elevator to lower floor with offices and baths and Frick ammonia refrigeration equipment (not working). . Property has direct access I-40 from Hall of Fame Blvd – the gateway to downtown - close proximity to Old City, with recent strong investments made in the immediate area including the former Dick Wright Hardware now Marc Nelson Denim, Fireproof Storage, Harris Distributing awaiting development, Graning Paint, Knoxville Opera and Last days of Autumn Brewery. 711 E Depot is ideal for many commercial uses – or combine with other properties listed. Hot growing area! Opportunity Zone - New Market Tax Credits - Possible TIF's. Opportunity Zone - Census tracts designated by State and Federal Government targeted for economic development by deferring capital gains taxes. New Market Tax Credits - designed to increase the flow of capital to lower income and distressed communities.

