AVISON YOUNG

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY OVERVIEW

67,000 square foot warehouse and sheds located on 8.1 acres. The large lot to the west is approximately 1.9 acres and is being offered separately. The property is zoned I-H Heavy Industrial Zoning District which is intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing, and warehousing uses and allows outdoor storage. The main building is approximately 50,000 square feet with six dock doors and one ramped drive-in door including an office and a sales counter. Attached to the main building, is a 7,000 square foot shed with grade level loading. Behind the main buildings is a 10,000 square foot shed that is fully racked.

1624

RIVERSIDE DRIVE

KNOXVILLE, TN

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CANADA BEST MANAGED COMPANIES
Platinum member

1624 Riverside Drive Knoxville, TN 37915

Industrial Property For Lease

OFFERING SUMMARY

Available SF:	67,000 - 82,764 SF
Lease Rate:	$0.28 - 3.75 SF/yr (NNN)
Lot Size:	8.1 Acres
Year Built:	1981
Building Size:	67,100
Zoning:	I-H Heavy Industrial Zoning District

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AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Building	$3.75 SF/yr	67,000 SF
Industrial Land	$12,000.00 Acre/yr	1.9 Acres

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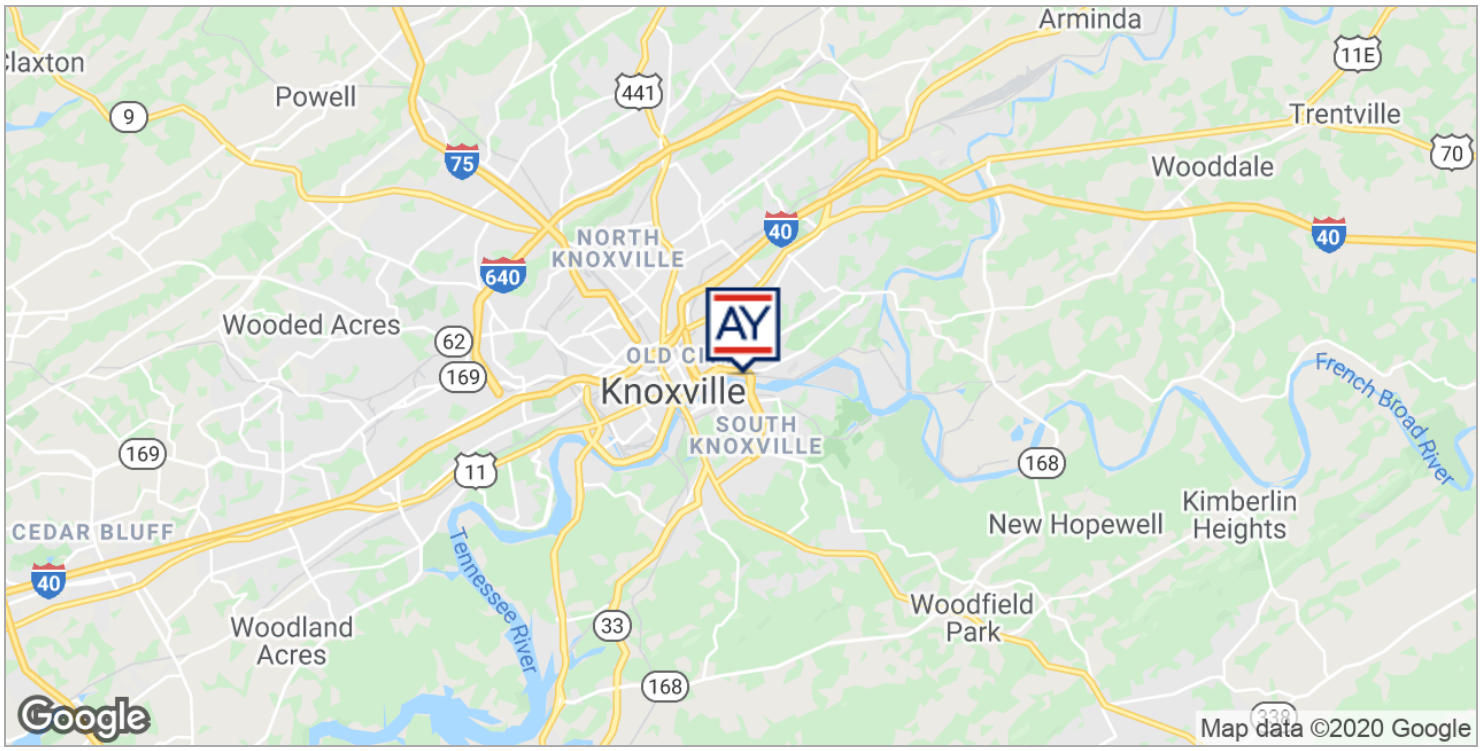

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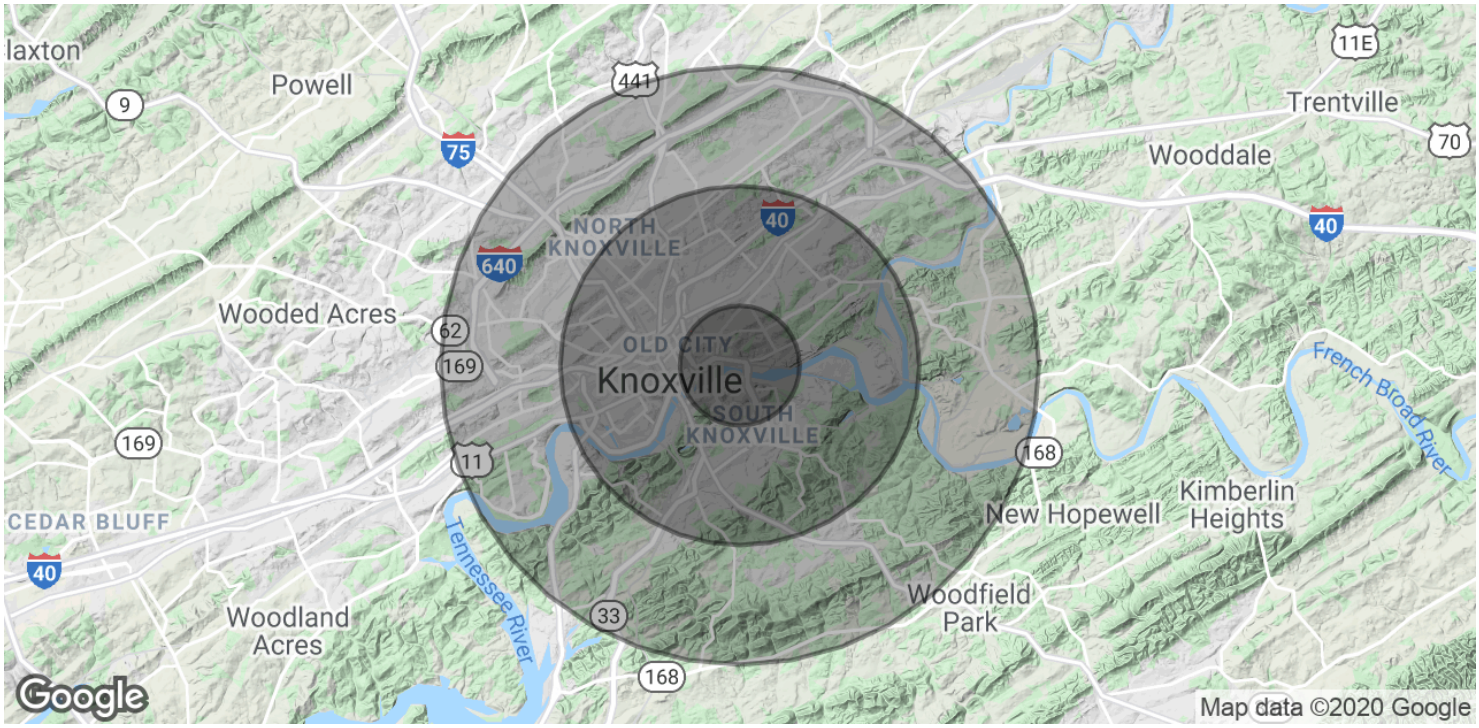

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,068	65,986	128,211
Average age	24.9	32.7	35.1
Average age (Male)	23.4	31.4	33.7
Average age (Female)	26.1	34.4	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,468	29,288	57,623
# of persons per HH	2.0	2.3	2.2
Average HH income	$20,996	$31,722	$38,402
Average house value	$118,950	$113,910	$129,965

** Demographic data derived from 2010 US Census*

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