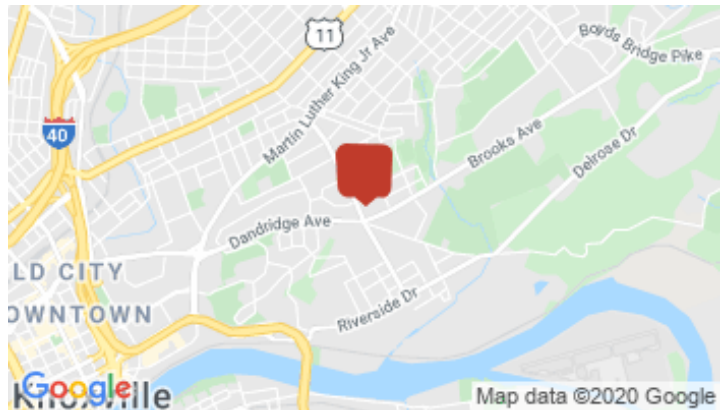


Fully Leased Service, Warehouse and Training Facility

1010 Wilder Pl, Knoxville, TN 37915



Listing ID:	30571750
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Flex Space, Free-Standing
Gross Land Area:	1.69 Acres
Sale Price:	\$1,385,000
Unit Price:	\$47.44 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Knox
Loading:	3 Doors
Ceiling:	18 ft. / 10 ft. Clear
Office SF:	5,286 SF
Drive-In Bays:	3 Bays
Tax ID/APN:	095 CL 022 & 024
Zoning:	C-G-1
Property Use Type:	Investment
Building/Unit Size (RSF):	29,194 SF
Highway Access:	3 minutes to James White Parkway
Tenancy:	Single Tenant
Year Built:	1971
Parking Ratio:	1.6 (per 1000 SF)
Parking Type:	Surface



Overview/Comments

Avison Young is pleased to offer qualified investors the opportunity to purchase a single tenant industrial building ("Offering") with minimal landlord responsibilities. The Offering is on 1.69 acres and improved with a 29,194 square foot industrial building.

ShoffnerKalthoff MES, Inc., a Comfort Systems USA company (NYSE: FIX), leases the building for its HVACR, plumbing, electrical, refrigeration, building automation, and energy conservation service departments, employee training and warehouse. Comfort Systems USA recently acquired ShoffnerKalthoff MES (<https://skmes.com/>), the largest mechanical, electrical contractor in East Tennessee with offices in Southwest Virginia and the Tri-State area. In addition to service, SKMES provides construction, millwright, and ...