

# Retail Box / Warehouse Site Available

4505 Asheville Hwy, Knoxville, TN 37914



Listing ID:	30547359
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Car Wash, Day Care Facility
Contiguous Space:	47,842 SF
Total Available:	47,842 SF
Lease Rate:	\$3.95 PSF (Annual)
Base Monthly Rent:	\$15,747
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	0711D018



## Overview/Comments

Located in the heart of East Knoxville just off I-40.

The 47,842sf building sits on a large 5.37AC lot with incredible frontage to Hwy. 11E. Zoned C-6 General Commercial Park District allows for multiple uses of the property from retail, church, automobile services to wholesaling and warehousing. The building has a 3 covered loading dock located on the Southwestern corner of the building, allowing for loading and unloading without being effected by inclement weather.

