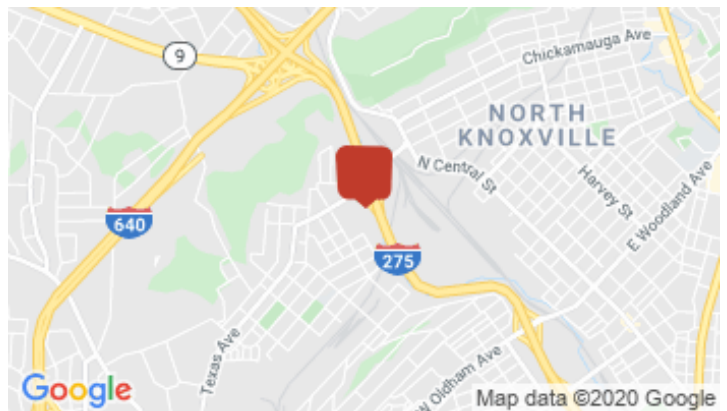


# 31,250 SF Warehouse for Lease

## 550 Ambrose St, Knoxville, TN 37921



Listing ID:	30534661
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Warehouse/Distribution
Contiguous Space:	31,250 SF
Total Available:	31,250 SF
Gross Land Area:	2.37 Acres
Lease Rate:	\$7 PSF (Annual)
Base Monthly Rent:	\$18,229
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Loading:	3 Docks, 1 Door
Ceiling:	14.50 - 27.50 ft.
Office SF:	3,000 SF
Tax ID/APN:	0811F008
Zoning:	I3/IH-1
Highway Access:	Centrally located just off I-275 at the Heiskell Ave interchange
Year Built:	1990



### Overview/Comments

Clear span Block and metal warehouse/ distribution building with 2 10' x10' dock high doors, 1 12' (w) x 14'(h) grade level door and a 4 rollup doors serving a continuous dock ranging in height from 24" to 48".

Warehouse is clear span construction with block walls to the height of 8'. Clear height of the roof is 14.5' at the eave and 27.5' at the ridge. Warehouse is approximately 150' x 175'. It is sprinklered and features LED lighting, 4 gas hanging heaters and a warehouse bathroom. The office area is approximately 3,000 SF. It has three offices, conference room, kitchen, large showroom and 2 bathrooms. There is a finished upstairs which does not figure into the square footage. Current tenant relocating; available around April 1, 2020.