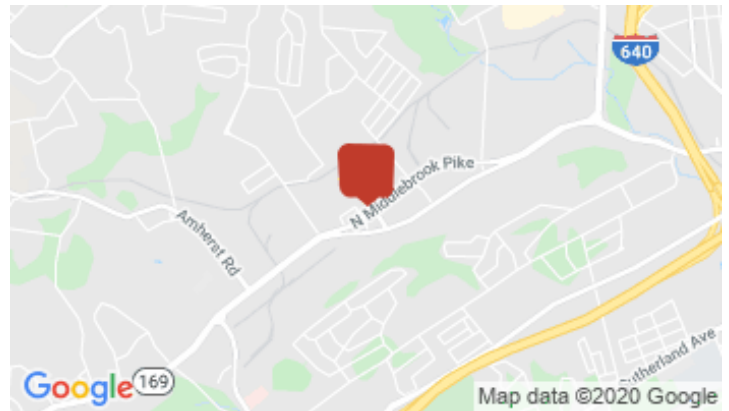


Middlebrook Flex Space

5227 Middlebrook Pike, Knoxville, TN 37921



Listing ID:	30174105
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Flex Space, Industrial-Business Park
Contiguous Space:	2,000 - 5,800 SF
Total Available:	5,800 SF
Lease Rate:	\$7.95 PSF (Annual)
Base Monthly Rent:	\$3,842
Lease Type:	NNN
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	093PB00505
Zoning:	C-6
Gross Building Area:	34,100 SF
Highway Access:	I-40/75. I-640
Tenancy:	Multiple Tenants
Parking Type:	Surface



Overview/Comments

As-built and conceptual floor plan uploaded to documents, very flexible space. Retail, office and light industrial potential. Great frontage and exposure to Middlebrook Pike. Drive-in door at rear of space. Daily traffic count over 36,000 (east of Knott Rd.). Very convenient central location with good truck accessibility and easy access to I-40/75.