

Warehouse/Distribution Center For Lease in Downtown Knoxville



250 S Bell St, Knoxville, TN 37915

Listing ID:	30276526
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Flex Space, Industrial-Business Park
Contiguous Space:	10,000 - 90,000 SF
Total Available:	90,000 SF
Gross Land Area:	8.04 SF
Lease Rate:	\$4.25 PSF (Annual)
Base Monthly Rent:	\$31,875
Lease Type:	Undisclosed, NNN
Nearest MSA:	Knoxville
County:	Knox
Loading:	21 Docks
Ceiling:	28.80 ft.
Drive-In Bays:	3 Bays
Tax ID/APN:	095AH024 & 095AH02401
Zoning:	I-2
Gross Building Area:	222,400 SF
Tenancy:	Multiple Tenants
Year Built:	1966



Overview/Comments

Space can be available as soon as October 2019.

90,000 square feet available of 222,400 square foot warehouse located in downtown Knoxville off Bell St. Up to 90,000 square feet contiguous is available and can be subdivided to 10,000 square feet (landlord would discuss smaller spaces if needed). Covered breezeway connects buildings which can be used to drive hand truck or fork lift with no elevation change.

Space is Wet Sprinkled and heated. Column Spacing is 25' x 40'. There are 21 dock doors between the two buildings (one with a leveler) and a drive in door for access. 4,000 amp, 3 phase electrical.

Some office is available and landlord can increase office area if necessary.

Property Contacts



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