

**FOR LEASE: 10,123 SF BUILDING ON 1.8 ACRES WITH INTERSTATE VISIBILITY**

501 Omni Lane, Knoxville, TN 37932

**\$8,500 / Month**

Approximately 10,123 sf of space in a great spot on I-40/I-75. Excellent interstate visibility with warehouse space and shop area. Was a former motorcycle shop. Approximately 360' frontage on the interstate. There is approximately 3.8 acres of land that adjoins this property that is available as well. NNN Lease.



**UTILITIES**

Electricity: Lenoir City Utilities Board  
Water: First Utility District  
Sewer: First Utility District  
Gas: Knoxville Utilities Board

**ZONING**

C-6: GENERAL COMMERCIAL PARK DISTRICT

**TAXES**

Estimated City of Knoxville Real Estate Taxes: \$218.00  
Estimated Knox County Real Estate Taxes: \$188.00  
Total Estimated Real Estate Taxes: \$406.00

