

FOR LEASE

**21,454 SF OFFICE / WAREHOUSE NEAR
ALCOA HWY & PELLISSIPPI PKWY**



**1413 Topside Road
Alcoa, TN 37777**

Furrow • Strickland
REAL ESTATE SERVICES

865.521.7500 - www.furrowstrickland.com

www.furrowstrickland.com • 10319 Cogdill Road, Knoxville, TN 37932 • TN Firm#256605

FOR LEASE: \$14,454 / Month

Large building with approximately 8,184 sf of Lab/Warehouse space & 13,270 sf of office. The property is in a great location (1 mile from Alcoa Highway and 1.2 mile from Pellissippi Parkway) with easy access to Maryville, downtown and west Knoxville. The warehouse space includes three 12' drive-in doors, 14' ceilings and 16'eaves and several industrial work spaces. The office space has a nearly 40 offices / cubicles, two conference rooms, reception area, supply rooms, large IT room and ample storage. NNN Lease.

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Utilities

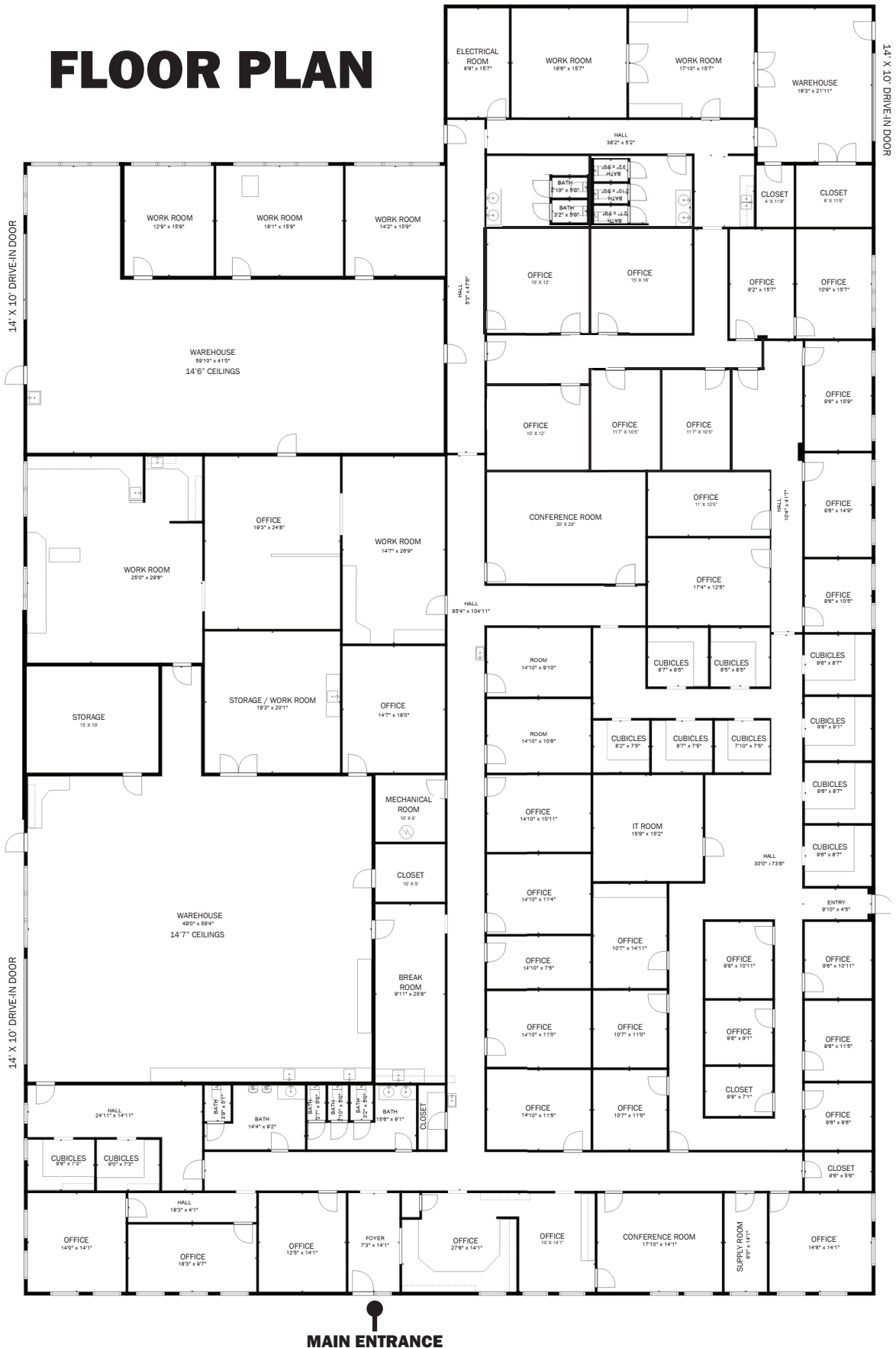
City of Alcoa (Electric, Water, Sewer), Atmos Energy (Gas)

Zoning

O-3: Office District



FLOOR PLAN



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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REAL ESTATE SERVICES

Wes Cate

865.310.3211 • wes@furrow.com

Rob Strickland

865.310.3208 • rob@furrow.com

www.furrowstrickland.com • TN Firm#256605

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