

# FOR LEASE

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



**1413 Topside Road  
Alcoa, TN 37777**

**Furrow • Strickland  
REAL ESTATE SERVICES**

**865.521.7500 - [www.furrowstrickland.com](http://www.furrowstrickland.com)**

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# FOR LEASE: \$14,213 / MONTH

## 21,454 SF WAREHOUSE WITH OFFICE SPACE NEAR ALCOA HWY AT PELLISSIPPI PARKWAY

Large industrial building with approximately 8,184 sf of Warehouse space. The warehouse space includes three 12' drive-in doors, 14' ceilings and 16'eaves. **Landlord will consider renovating and expanding warehouse space by approximately 1,200 sf to create approximately 9,300 sf of contiguous warehouse space.**

Additional features include a host of offices / cubicles, two conference rooms, reception area, supply rooms, large IT room and ample storage. NNN Lease.

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 Knoxville and west Knoxville.

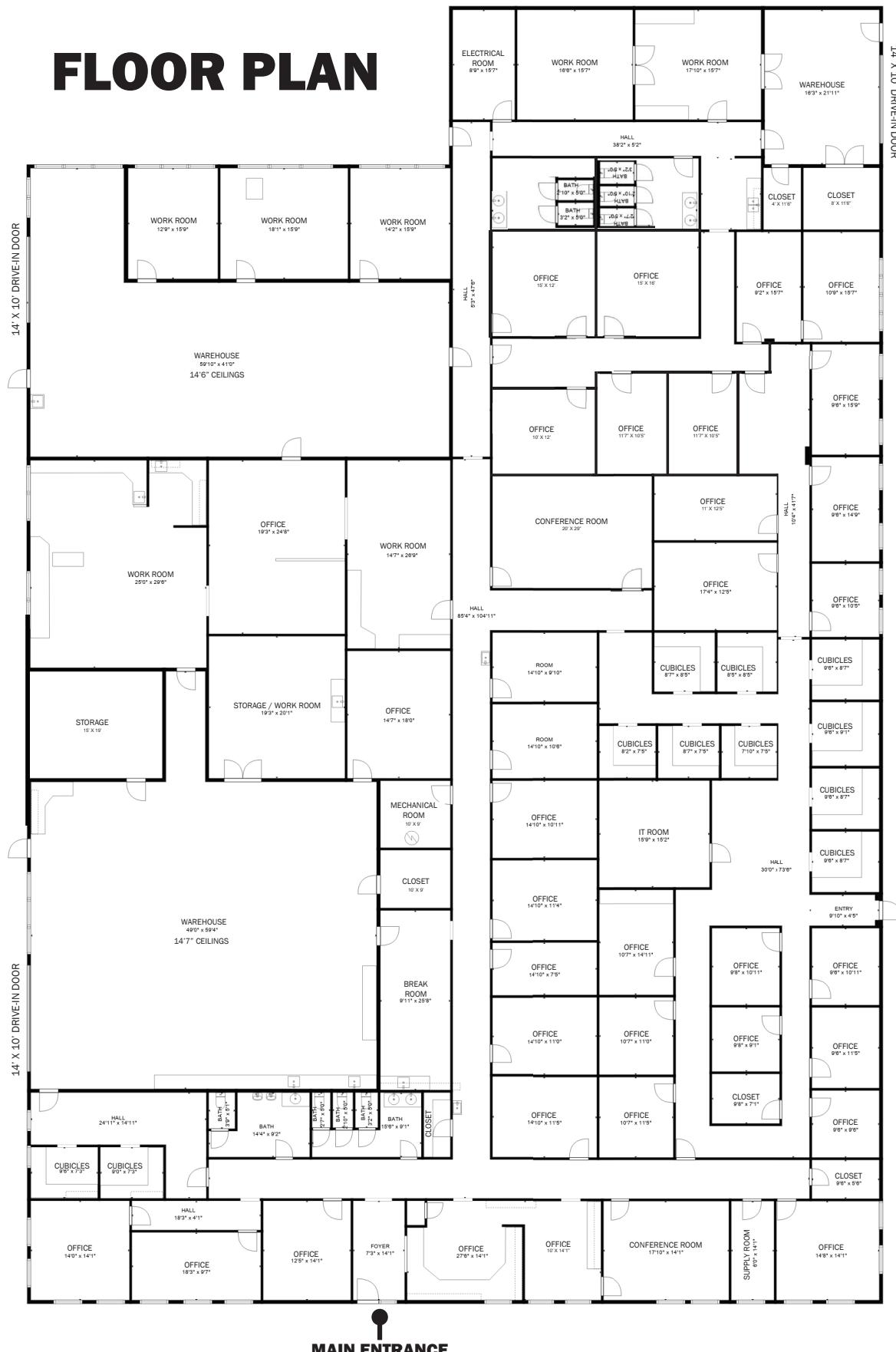
The property is **F: Light Industrial**.

### General Info:

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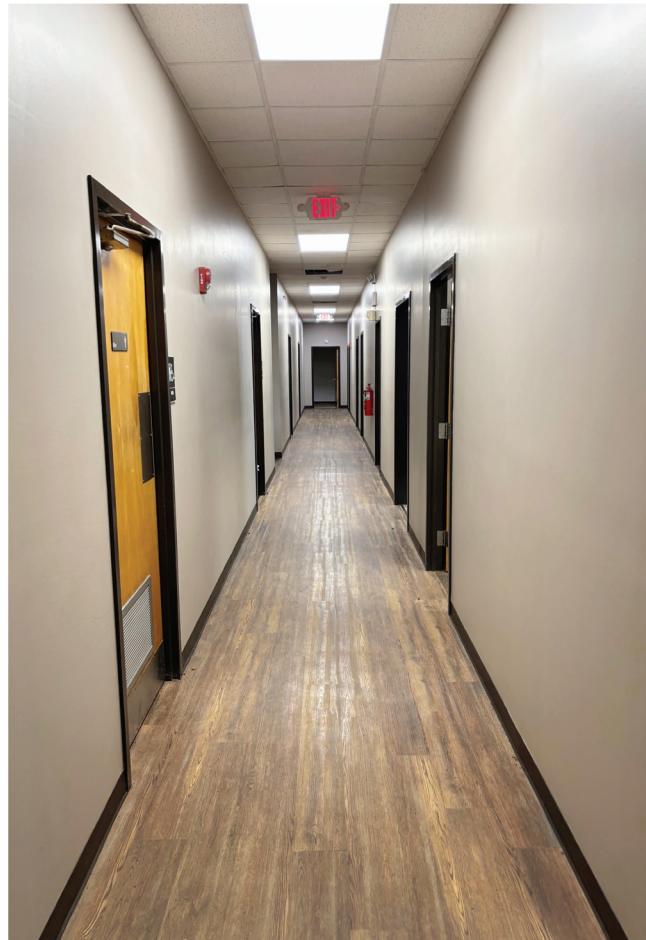
- **Monthly Rent:** \$14,213
- **Security Deposit:** \$14,213
- **Zoning:** F: Light Industrial (City of Alcoa)
- **Permitted Uses for F Zoning:** Personal, Business & Professional Services, Wholesale, Warehouses, Contractor Offices & Equipment Storage, Building Supplies, Light Manufacturing, Some Manufacturing & Fabrication and More
- **Landlord Responsibilities / Expenses:** Roof, Structure
- **Tenant Responsibilities / Expenses:** Interior Maintenance, HVAC Maintenance, Liability Insurance, Estimated Property Insurance (\$5,500 / Year), City & County Property Taxes Combined (\$24,874 / Year), Utilities, Internet, Trash, Lawn Maintenance
- **Utilities:** Electric, Water, Sewer (City of Alcoa); Gas (Atmos Energy); Internet (Comcast)

# FLOOR PLAN



MAIN ENTRANCE

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



# Furrow•Strickland REAL ESTATE SERVICES

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