

GROUND LEASE OPPORTUNITY

Fantastic 4.5 Acres of Industrial Land

Prime West Knoxville Location



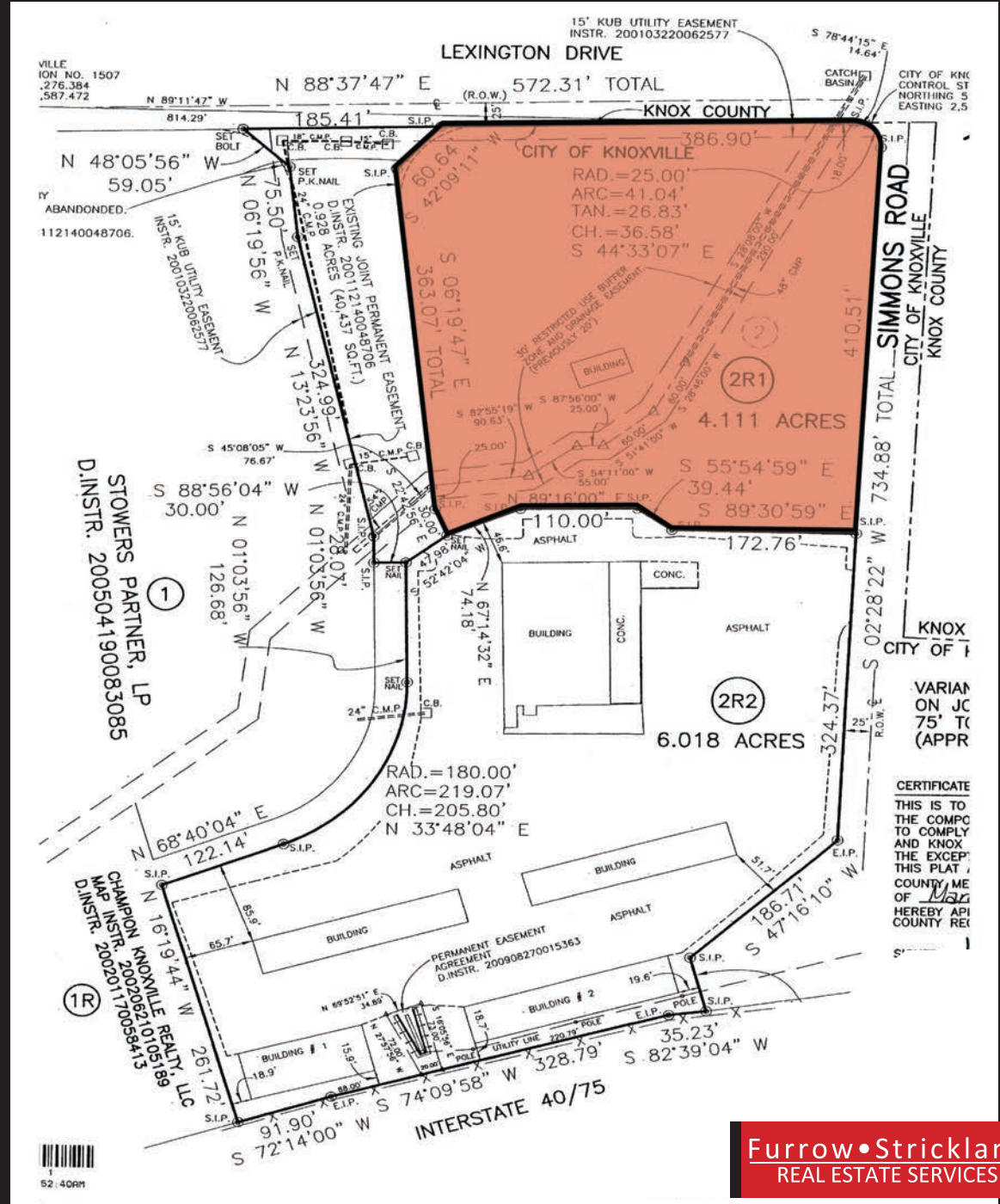


This long-awaited opportunity for industrial acreage is now here. The property is 4.5 acres – fenced, level, cleared - and includes a small office building (1,350 sf built in 1997). This prime location sits between Lovell Road and Dutchtown Road and is just ½ mile from I-40/I-75 and 1.5 miles from Pellissippi Parkway. Three-phase Electric, Water and Sewer are available. Single phase 120/240 electric connected to office trailer. The property is zoned General Industrial with permitted uses including heavy retail, rental and service, a host of industrial opportunities, retail goods, self-storage, storage yard, vehicle rental, warehouse and distribution, wholesale establishment and more. NNN lease. Total acreage calculated for lease includes approximately half of the Joint Permanent Easement identified on survey.



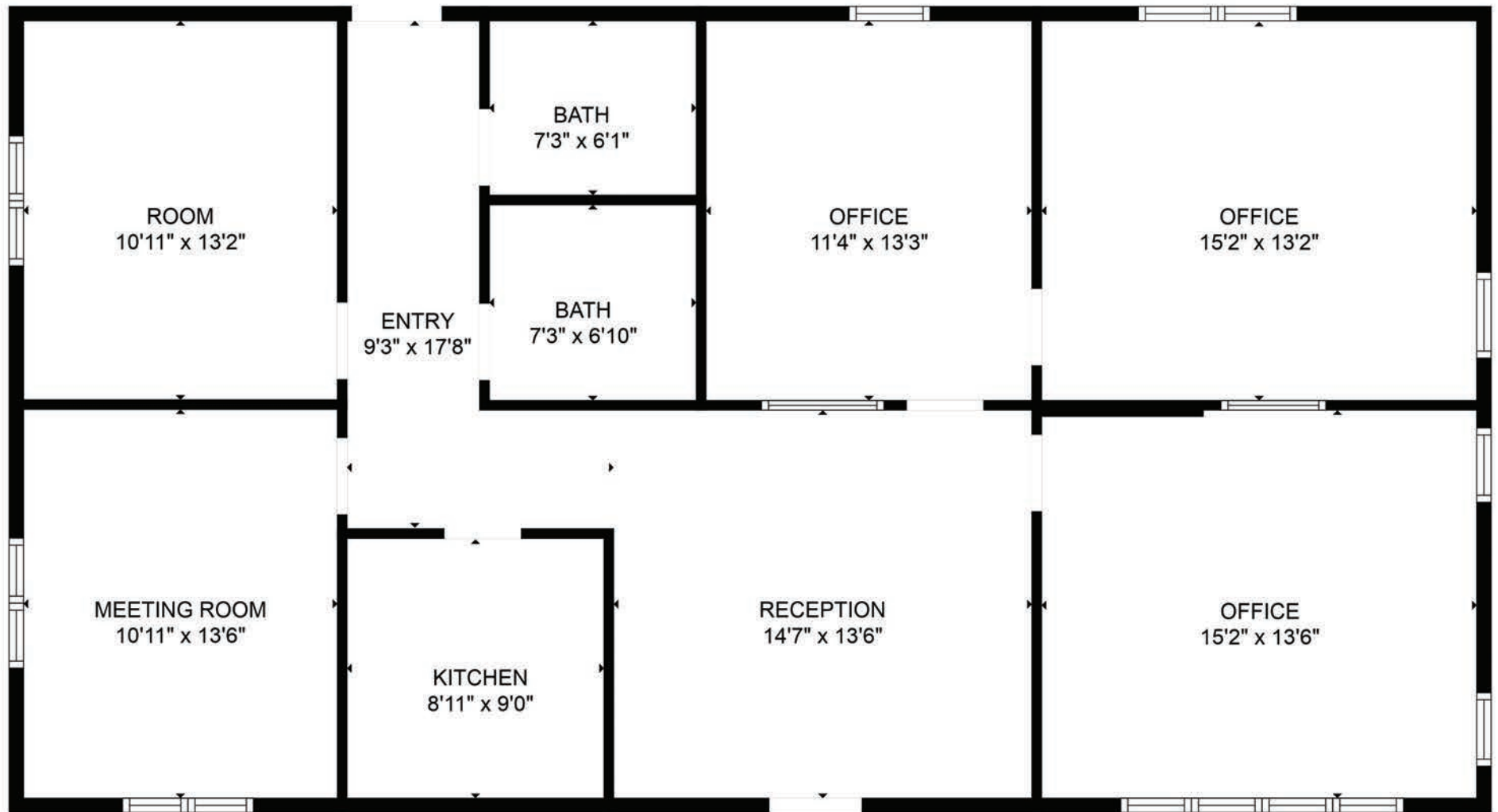
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REAL ESTATE SERVICES

ADDRESS:	10600 Lexington Drive Knoxville, TN 37934
SITE SIZE:	4.5 Acres
OFFICE SIZE:	1,350 sf - Built in 1997
TYPE:	NNN Ground Lease
ZONING:	I-G: General Industrial
UTILITIES:	3-Phase Electric, Water & Sewer Connected, Gas Available
PROPERTY TAX:	\$13,401 / Annually
LEASE RATE:	\$9,500 / Month NNN



OFFICE FLOOR PLAN

1,350 SF





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CONTACT US

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