

GROUND LEASE OPPORTUNITY

Fantastic 4.5 Acres of Industrial Land

Prime West Knoxville Location



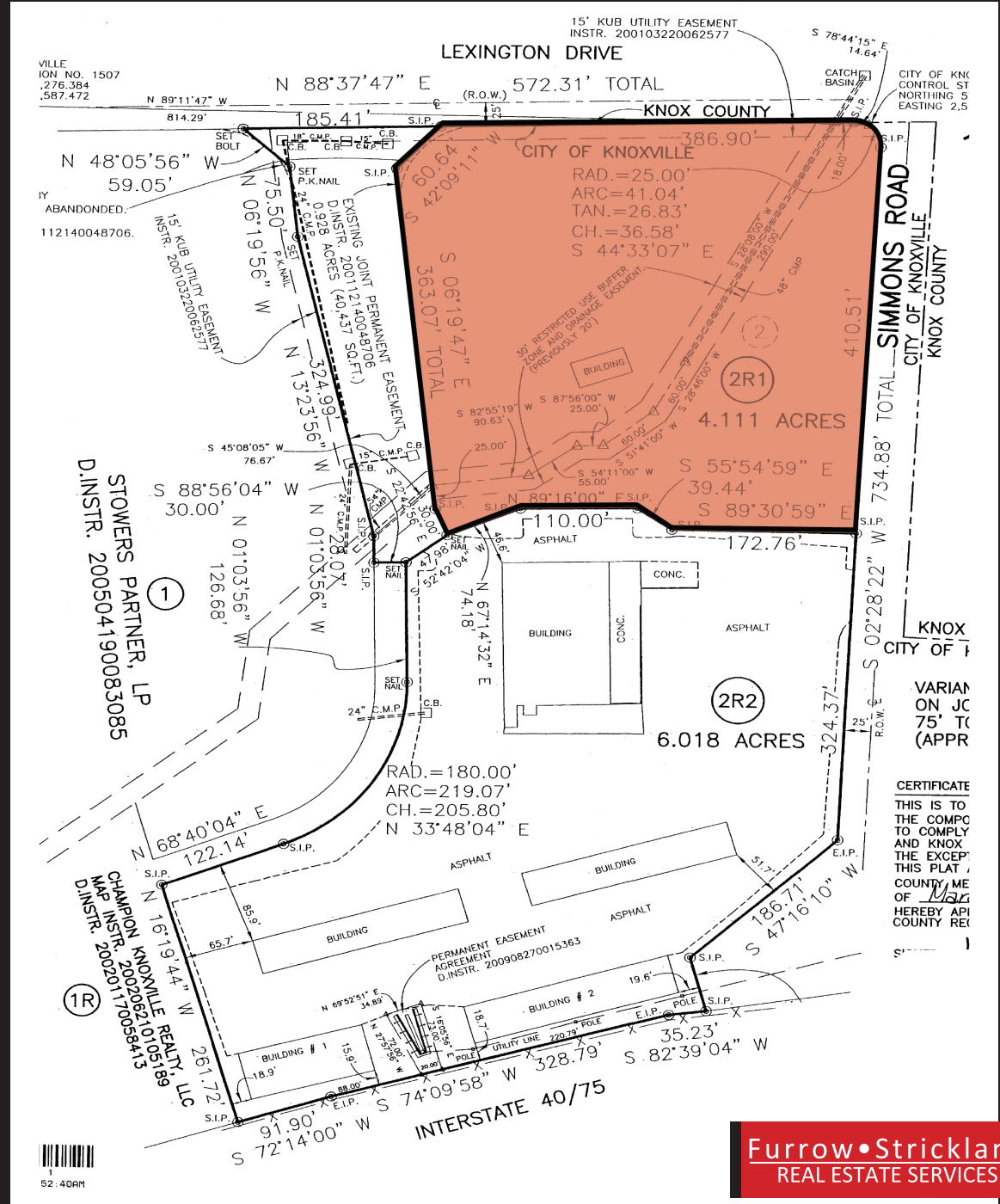


This long-awaited opportunity for industrial acreage is now here. The property is 4.5 acres – fenced, level, cleared - and includes a small office building. This prime location sits between Lovell Road and Dutchtown Road and is just ½ mile from I-40/I-75 and 1.5 miles from Pellissippi Parkway. Three-phase Electric, Gas, Water and Sewer available. 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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ADDRESS:	10600 Lexington Drive Knoxville, TN 37934
SITE SIZE:	4.5 Acres
TYPE:	NNN Ground Lease
ZONING:	I-G: General Industrial
UTILITIES:	3-Phase Electric, Gas, Water Sewer
PROPERTY TAX:	\$13,401 / Annually
LEASE RATE:	\$9,500 / Month NNN





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CONTACT US

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