

# **FOR LEASE: 3,895 SF WAREHOUSE / OFFICE IN BEARDEN**

**Prime West Knoxville Location**



The warehouse features 1,260 sf with a 12' drive-in door, two 8' shared dock doors (24" x 48"), 14' eaves and 14'9" center heights, single phase 200 amp electric. The warehouse can be expanded by an additional 800 sf. The 2,635 sf office has 5 offices, space for a call center, a reception area, break room and two bathrooms.

ADDRESS: 348 Trane Drive  
Knoxville, TN 37919

SPACE SIZE: 3,895 SF

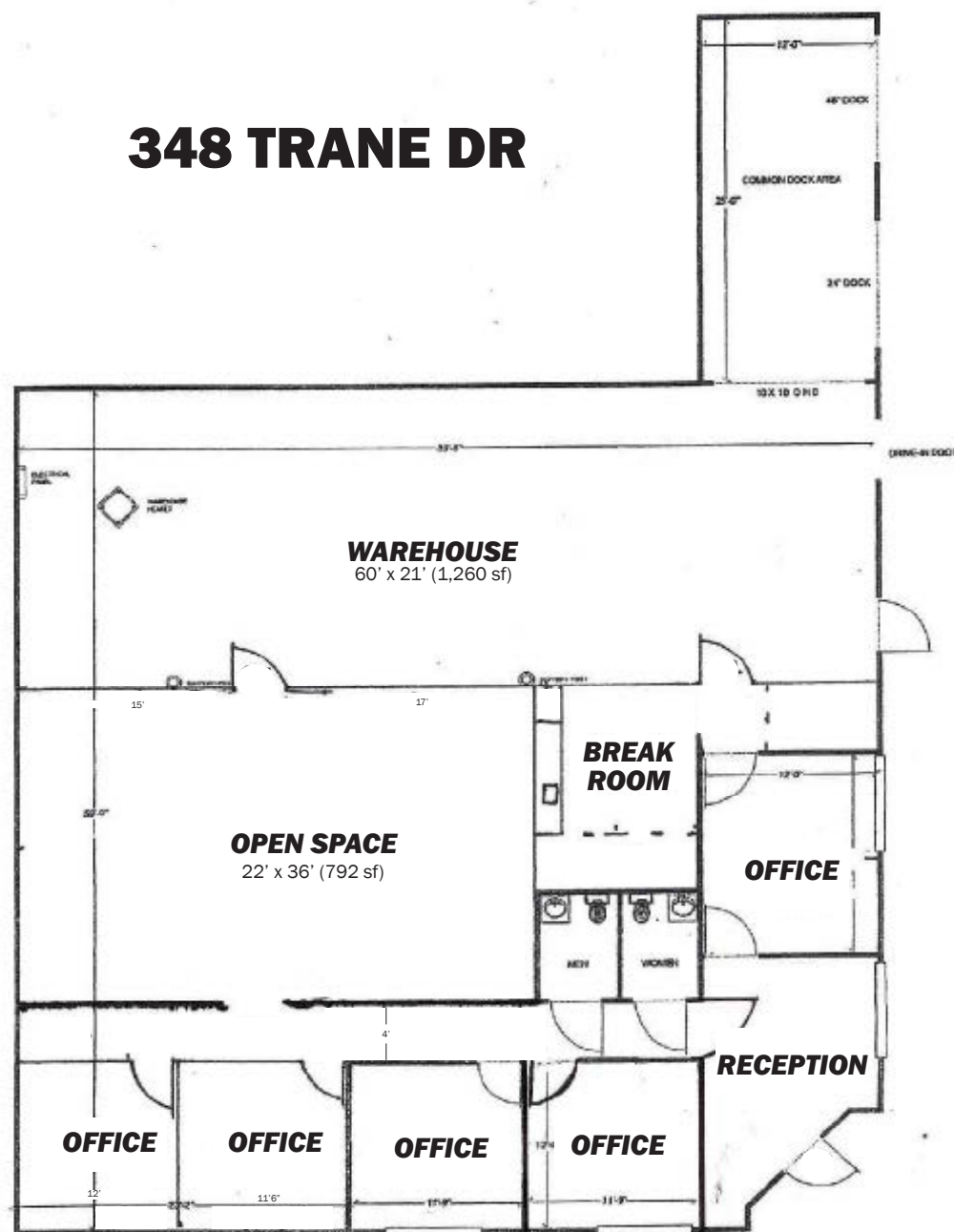
TYPE: Modified Gross

**ZONING:** I-G: General Industrial

UTILITIES: Single-Phase Electric, Gas, Water, Sewer (KUB)

LEASE RATE: \$4,000 / Month

**PARKING:** 17 Spots (1 Handicap)



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## CONTACT US

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