

COMING SOON FOR LEASE

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■ **10657 Checkerboard Lane**
Knoxville, TN 37932

Building A: 11,700 sf Warehouse / Office

■ **10643 Checkerboard Lane**
Knoxville, TN 37932

Building B: 11,600 sf Warehouse / Office

\$12,850 / MONTH

Furrow•Strickland
REAL ESTATE SERVICES

Rob Strickland

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Building A



■ PROPERTY HIGHLIGHTS

BUILDING A

- 11,700 sf
- 10,500 sf Warehouse (140' x 75' Clear Span)
- 1,200 sf Office (40'x30')
- 12' x 14' Drive-in Door
- Covered Loading Dock
- 10' x 10' Loading Dock Door
- 18' Eave Height, 20'6" Center Height
- 400 Amp 3 Phase Electric
- LED Lighting
- Metal Standing Seam Roof
- 4" Concrete Floors
- 11 Parking Spots + 1 HC
- Heat/Air in Office, Heat in Warehouse
- Signage Available w/ Owner Approval
- Available Mid January

BUILDING B

- 11,600 sf
- 10,400 sf Warehouse (130' x 80' Clear Span)
- 1,200 sf Office (40' x 30')
- 12' x 14' Drive-in Door
- 9' x 9' Loading Dock Door
- 18' Eave Height, 20'6" Center Height
- 400 Amp 3 Phase Electric
- LED Lighting
- Metal Standing Seam Roof
- 4" Concrete Floors
- 12 Parking Spots + 1 HC
- Heat/Air in Office, Heat in Warehouse
- Signage Available w/ Owner Approval
- Available Mid December

GENERAL

- **Zoning:** CB / TO - Business & Manufacturing Zone / Technology Overlay
- **Permitted Uses:** Wholesale, Warehousing, Distribution, Equipment Sales, Some Light Industrial & Manufacturing, Building-Electrical-Plumbing Supply, Truck / Heavy Equipment Sales, Medical / Dental Offices & More
- **Lease Type:** Modified Gross
- **Maintenance Responsibilities:** Landlord - Roof, Tenant - All Other
- **Monthly Rent:** \$12,850
- **Additional Rent:** Increases in Property Tax / Building Insurance
- **Security Deposit:** \$12,850
- **Prime Location:** Less than a mile from both the Pellissippi Parkway at Dutchtown Road Interchange and the I-40 at Lovell Road Interchange

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AERIAL LOCATION MAP



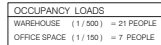
BUILDING FACADE



**Each Building's Finished Look Will Be
Similar to 10625 Checkerboard Lane**



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5 PSF COLLATERAL LOAD
20 PSF LIVE LOAD - ROOF
10 PSF SNOW LOAD - ROOF
RISK FACTOR II - NORMAL
115 MPH WIND
SEISMIC DESIGN CATEGORY - C
NO LOAD REDUCTIONS ALLOWED

BUILDING CODE :	2018 IBC
PLUMBING CODE :	2018 IPC
MECHANICAL CODE :	2018 IMC
GAS CODE :	2018 IGC
ENERGY CODE :	2018 IECC
FIRE CODE :	2018 IFC
NATIONAL ELECTRIC CODE :	2017 EDITION
LIFE SAFETY CODE :	NFPA 101 - 2018 ED. (CH. 38)
HANDICAP CODE :	2009 ANSI - 117

TYPE OF CONSTRUCTION:	II B / VB
FULLY SPRINKLED:	NO
OCCUPANCY TYPE:	S-1
BUILDING AREA:	11,600 S.F.

TTCDA FILE NUMBER

12 - B - 24 - TOB

1/8" = 1'-0"

TOTAL AREA = 11,700 S.F.



TD
architect

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FLOOR PLAN
BUILDING - A

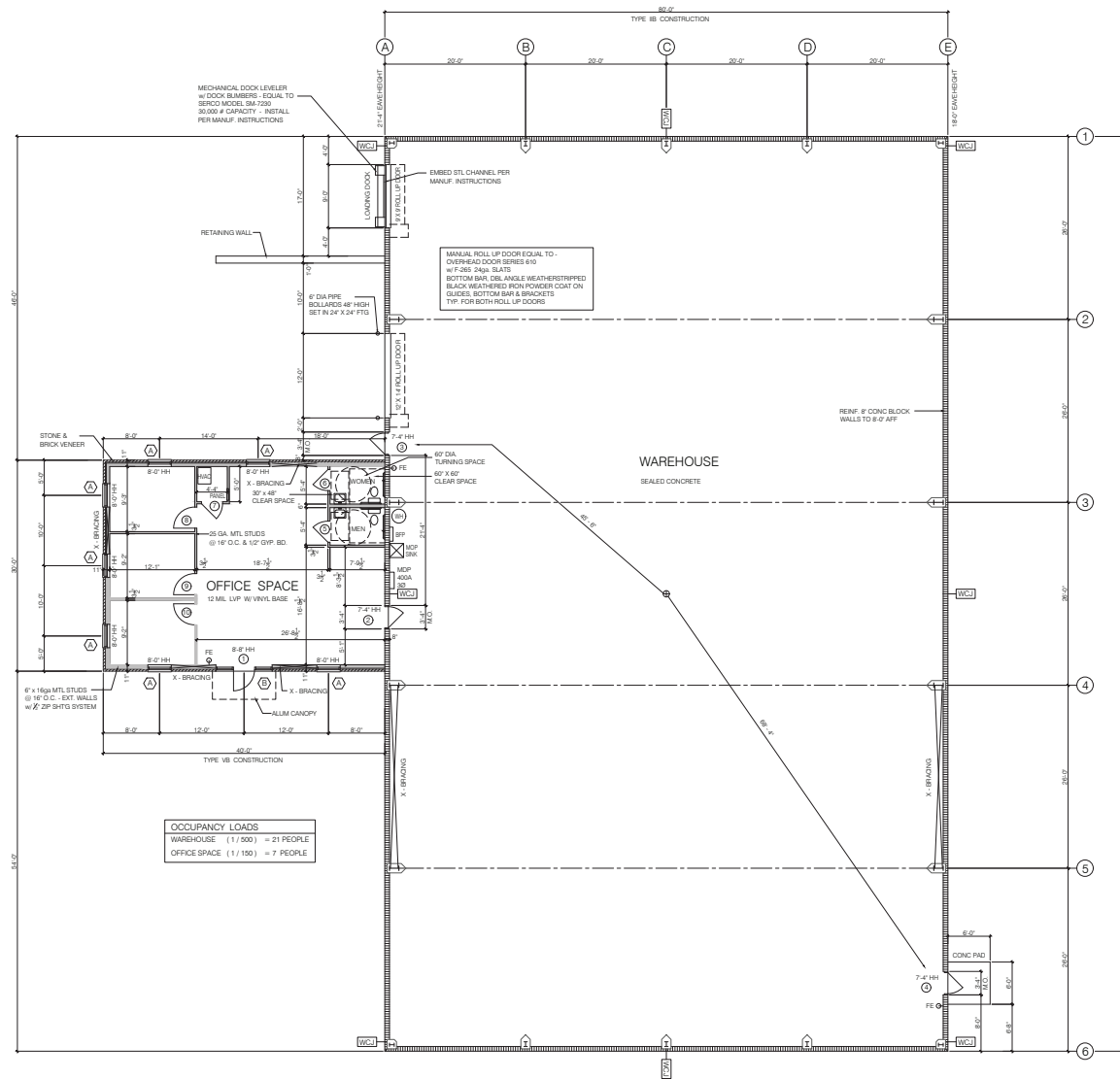
A NEW OFFICE / WAREHOUSE PROJECT (PHASE 2) FOR:
DANMAR DEVELOPMENT, LLC
CHECKERBOARD LANE
KNOXVILLE, TENNESSEE

DATE:	2-11-25
REVISION:	

DRAWING NUMBER

A-1.0

FLOOR PLAN - BUILDING B



OCCUPANCY LOADS
WAREHOUSE (1/500) = 21 PEOPLE
OFFICE SPACE (1/150) = 7 PEOPLE

METAL BUILDING DESIGN DATA	
18'-0" EAVE HEIGHT (LOW SIDE)	
5 PSF COLLATERAL LOAD	
20 PSF LIVE LOAD - ROOF	
10 PSF SNOW LOAD - ROOF	
RISK FACTOR 1 - NORMAL	
115 MPH WIND	
SEISMIC DESIGN CATEGORY - C	
NO LOAD REDUCTIONS ALLOWED	

APPLICABLE CODES:	
BUILDING CODE:	2018 IBC
PLUMBING CODE:	2018 IPC
MECHANICAL CODE:	2018 IMC
GAS CODE:	2018 IGC
ENERGY CODE:	2018 ECC
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NATIONAL ELECTRIC CODE:	2017 EDITION
LIFE SAFETY CODE:	NFPA 101 - 2018 ED (CH. 38)
HANDICAP CODE:	2009 ANSI - 117

PROJECT INFORMATION:	
TYPE OF CONSTRUCTION:	I B / VB
FULLY SPRINKLED:	NO
OCCUPANCY TYPE:	S-1
BUILDING AREA:	11,600 S.F.

BUILDING FLOOR PLAN - B

WAREHOUSE = 10,400 S.F.

OFFICE AREA = 1,200 S.F.

TOTAL AREA = 11,600 S.F.

1/8" = 1'-0"

TTODA FILE NUMBER

12 - B - 24 - TOB



FLOOR PLAN - B	
A NEW OFFICE WAREHOUSE PROJECT PHASE 2.1 FOR	
DANMAR DEVELOPMENT, LLC	
CHECKBOARD LANE	
KNOXVILLE, TENNESSEE	
SHEET TITLE	PROJECT TITLE

DATE:	2-11-25
REVISION:	
DRAWING NUMBER	A-2.0

PHOTOS - BUILDING A



PHOTOS - BUILDING B



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CONTACT INFORMATION

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