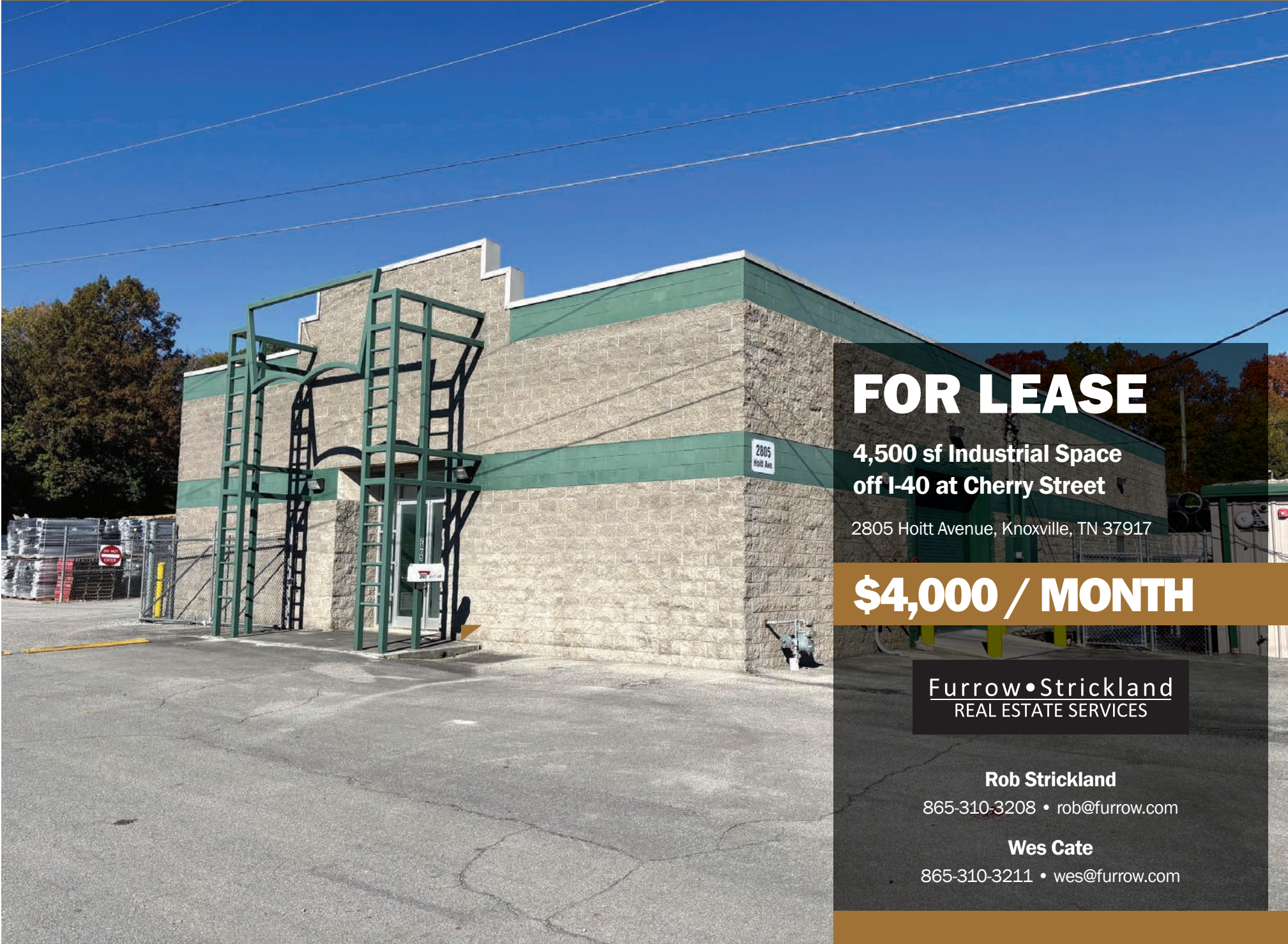




FOR LEASE

**4,500 sf Industrial Space
off I-40 at Cherry Street**

2805 Hoitt Avenue, Knoxville, TN 37917

\$4,000 / MONTH

Furrow•Strickland
REAL ESTATE SERVICES

Rob Strickland

865-310-3208 • rob@furrow.com

Wes Cate

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PROPERTY HIGHLIGHTS

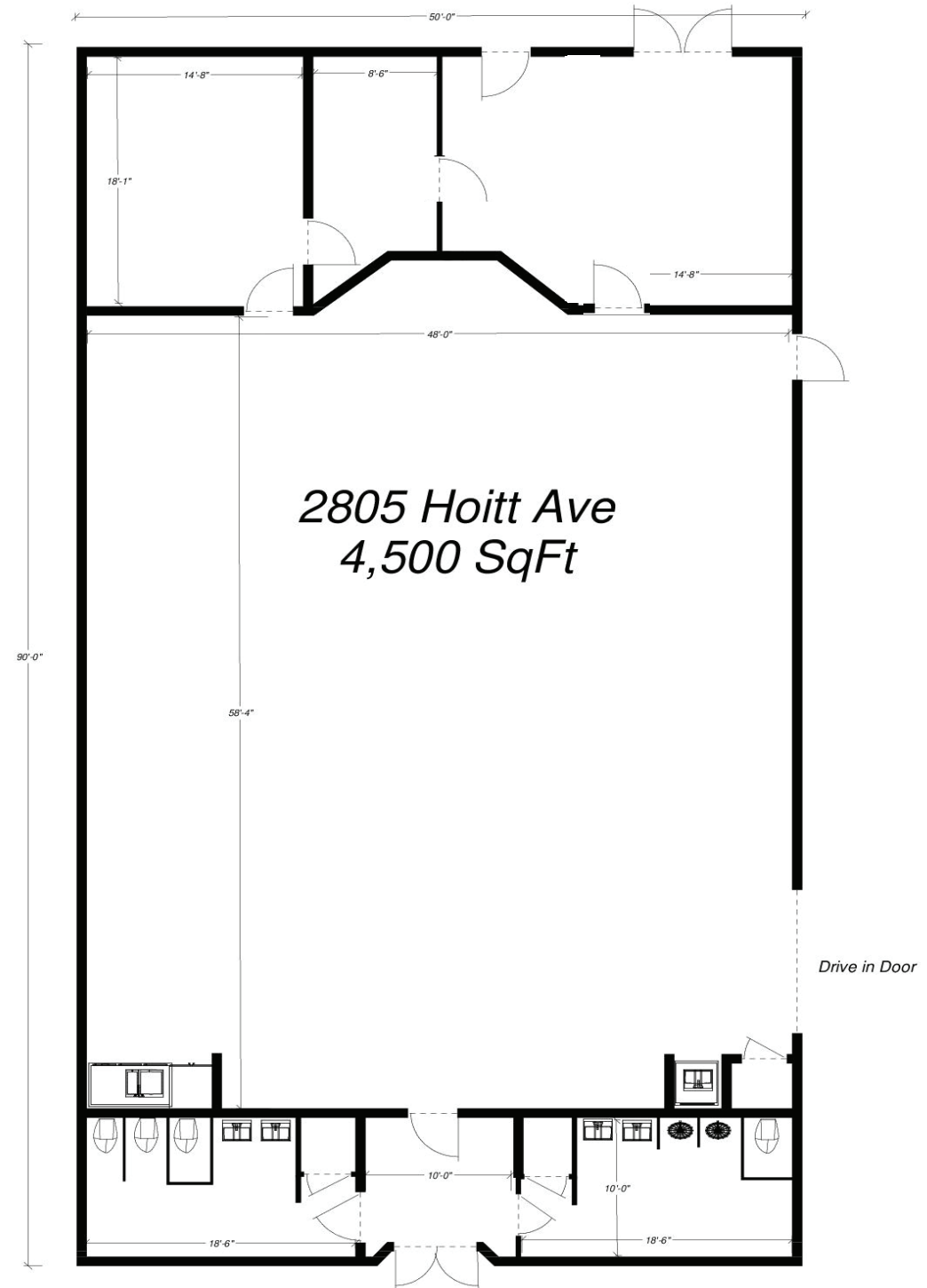
Discover this versatile 4,500 SF industrial space in East Knoxville, ideally situated in an industrial-zoned area with easy access to interstates and downtown Knoxville. The building features a large open floor plan, perfect for a variety of uses, including storage or light industrial operations. The open layout offers flexibility to customize the space to meet your business needs. There is a 10' tall drive-in door.

The property is located in a strategic Knoxville location just off I-40 and close to major transportation routes and city amenities. Modified Gross Lease – tenant pays utilities only.

- 4,500 sf
- 2,800 sf Open Space
- 12' Wide x 10' Tall Drive-in Door
- 12' Ceiling Height
- 3 Phase Electric
- Signage Available (Landlord Approval)
- Two Restrooms
- Sprinkled

GENERAL

- **Zoning:** I-G: General Industrial District
- **Permitted Uses:** General Industrial, Limited Manufacturing, Fabricating, Processing, Wholesale Distributing, Warehousing, Office, Heavy Retail & Rental, Meeting Hall, Research & Development, Storage & More
- **Lease Type:** Modified Gross
- **Landlord Responsibilities:** Roof, Structure, Lawn Maintenance, Fire Insurance, Property Tax
- **Tenant Responsibilities:** Interior Maintenance, Liability Insurance, Utilities, Janitorial
- **Monthly Rent:** \$4,000
- **Security Deposit:** \$4,000
- **Prime Location:** Less than a mile from I-40 at the Cherry Street Exit



AERIAL LOCATION MAP



PHOTOS



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CONTACT INFORMATION

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