



Furrow • Strickland
REAL ESTATE SERVICES

FOR LEASE

11,000 sf Light Industrial Space Available Near I-640 & Downtown Knoxville

912 FORSYTHE STREET, KNOXVILLE, TN 37917

PROPERTY OVERVIEW

This is a nice **11,000 sf+ of light industrial space** off Broadway near downtown Knoxville, I-640 and I-275. The **concrete block** building features approximately **11,000sf of warehouse and 400 sf of office space for lease**. The available space includes two sections: 4,000+ sf with a **4' loading dock, 12'x10' dock door and 11' ceilings** and **6,880+ sf with 20' x 14' drive in door access**, ceiling heights ranging from 11'6" to 14'6", compressed air and overhead electric drops.

The building will feature a new roof over the 6,880 sf section and new LED lighting by. Some outside storage is available in a secure, gated area. Landlord provides security monitoring. This is a great opportunity for hard to find office / warehouse space in a great location.



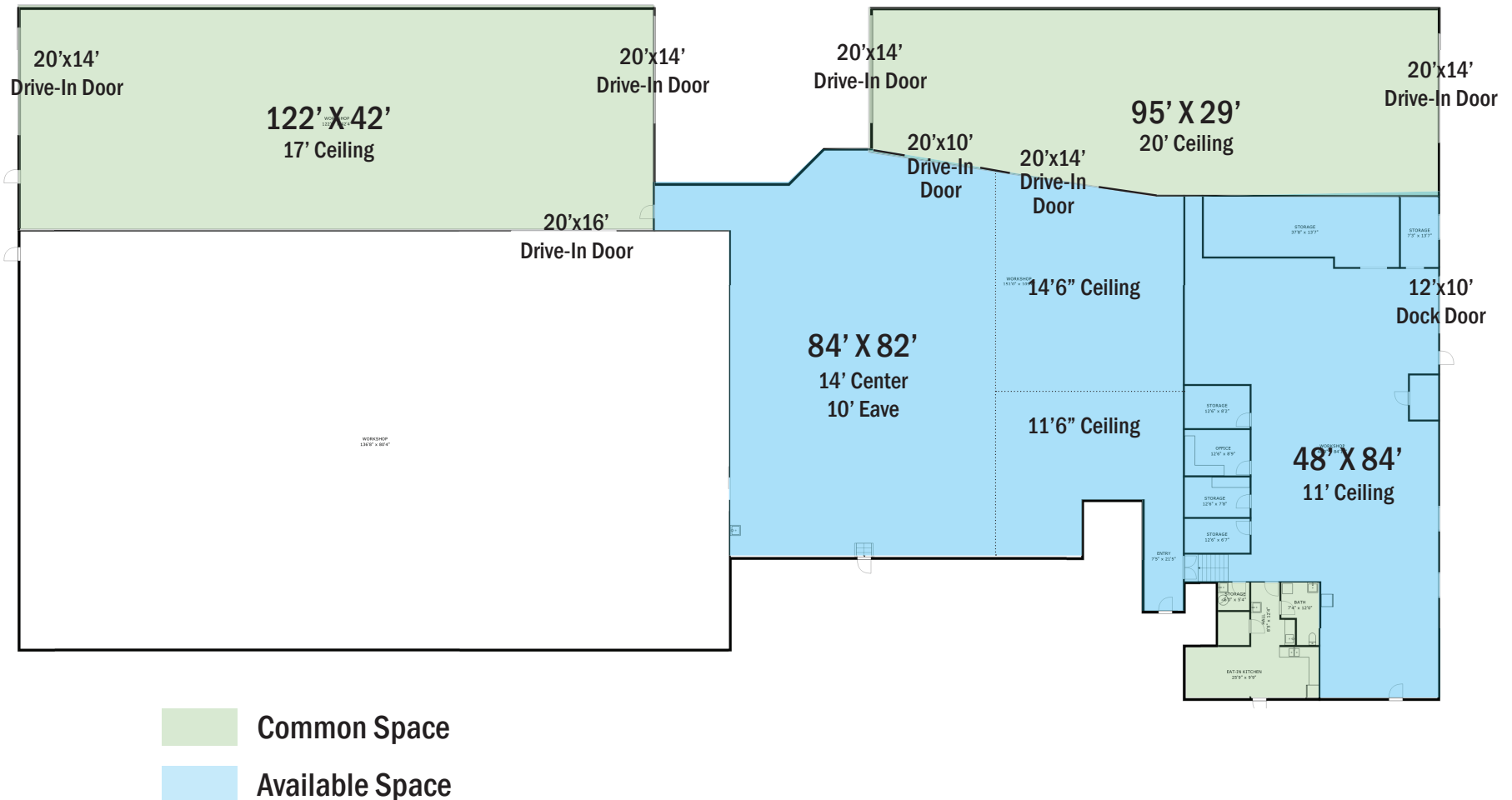
QUICK FACTS

ZONING:	I-G: General Industrial Zone District
YEAR BUILT:	1967
INDUSTRIAL SPACE	11,000+ sf
OFFICE SPACE:	400 sf
# OFFICES:	4 (Air Conditioned)
POWER:	220V - 3 Phase
LOADING DOCK:	1 (4' High)
DRIVE-IN DOORS:	2 (20'14' & 20' x 10')
COMMON SPACE:	Breakroom w/ Microwave, Refrigerator, 2 Bathrooms, 8,000 sf of common drive-in / storage area
LEASETYPE:	Full Service: Utilities Included

\$5,500 / MONTH
FULL SERVICE

FLOOR PLAN

AVAILABLE SPACE





FRONT ENTRANCE



WAREHOUSE SPACE



WAREHOUSE SPACE



WAREHOUSE SPACE

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CONTACT US
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