

FOR LEASE

4,000 sf Warehouse / Office on Middlebrook Pike

3241 Middlebrook Pike, Knoxville, TN 37921



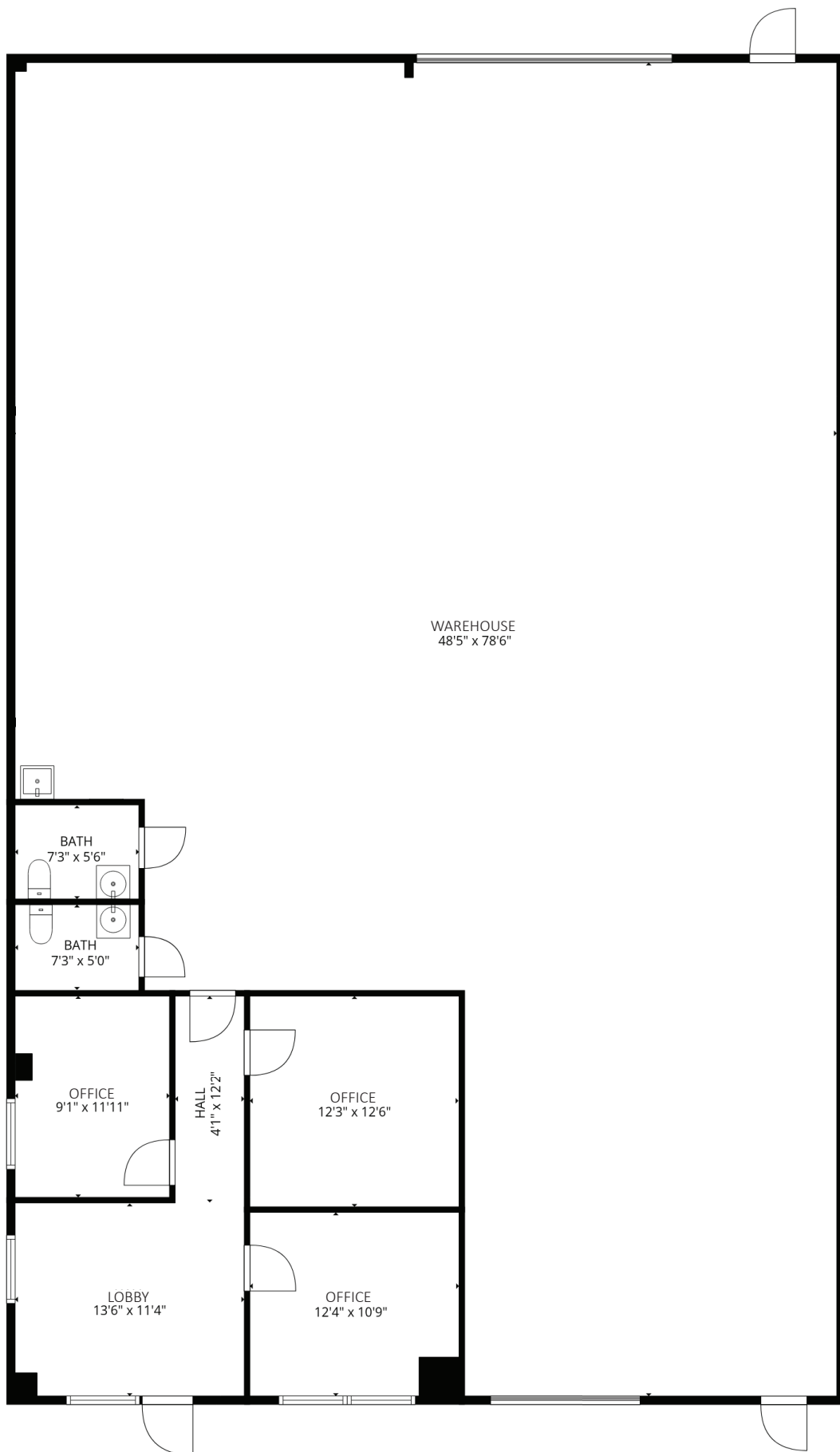
\$4,166.67/Month

GENERAL

- **Zoning:** I-MU: Industrial Mixed-Use Zoning
- **Permitted Uses:** Government Office / Facility, General Industrial, Heavy Industrial, Industrial Design, Office, Personal Service Establishment, Research & Development, Wholesale
- **Lease Type:** Modified Gross
- **Landlord Responsibilities:** Roof, Structure, Property Tax, Building / Fire Insurance
- **Tenant Responsibilities:** Utilities, Interior Maintenance, HVAC Maintenance, Liability Insurance, Trash, Lawn maintenance
- **Monthly Rent:** \$4,166.67
- **Additional Rent:** Increases in Property Tax / Building Insurance
- **Security Deposit:** \$4,166.67
- **Prime Location:** Perfectly situated two miles from I-40 at Papermill, two miles from the I-275 Interchange, 10 minutes to downtown Knoxville

PROPERTY HIGHLIGHTS

- 4,000 sf Total
- 3,280 sf Warehouse (Clear Span)
- 12' x 12' Drive-in Door
- 48" Dock with 10' Overhead Door
- 22' Eave Height, 23'8" Max Height
- Utility Sink in Warehouse
- Suspended Gas Heat in Warehouse
- 3 Phase, 200 Amp, 120/240 V Electric
- 720 sf Office
- Monument & Window Signage Available
- 17 Parking Spaces
- Utilities: Knoxville Utilities Board



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CONTACT INFORMATION

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