

FOR LEASE

.....
20,000 sf Warehouse / Office on Parkside Drive

9714 Parkside Drive, Knoxville, TN 37922



\$21,250 / MONTH

20,000 SF West Knoxville Industrial / Flex Facility

9714 Parkside Drive, Knoxville, TN 37922

Exceptional opportunity to lease a highly functional 20,000 SF industrial/flex facility in one of West Knoxville's most desirable locations. Situated between Cedar Bluff and Lovell Road, this property offers excellent visibility, outstanding access, substantial warehouse capacity, finished office/showroom space, multiple loading docks, ample parking and CB – Business and Manufacturing zoning in Knox County.

The approximately **16,400 SF** warehouse features **18' eaves, 20' center height and 21' max height, clear-span construction, five 48" loading docks with 10' x 10' overhead doors, and one 12' x 14' drive-in door**, providing excellent flexibility for distribution, manufacturing, fabrication, building supply, contractor, wholesale and industrial users.

The warehouse is **sprinklered** and includes **two overhead gas heaters, new LED lighting, 5" concrete floors, a standing-seam metal roof, and available conduit for additional electrical or equipment needs.** The clear-span is ideal for storage, production, assembly, distribution or other industrial uses.

Approximately **3,600 SF of finished office/showroom space** includes **three private offices, a work room, conference room, large showroom with reception counter and two ADA-compliant bathrooms.** An additional bathroom is located within the warehouse area.

The property provides **ample parking for 40+ vehicles**, while also offering the flexibility to utilize the site for a combination of parking and lot storage.

The property is zoned CB – Business and Manufacturing in Knox County and allows for a broad range of uses such as:

- Building Contractors (Building, Electrical and Plumbing Supply)
- Retail
- Wholesale
- Some Light Industrial Uses
- Manufacturing and Fabrication
- Wholesale, Warehousing, Storage & Distribution
- Heavy Equipment Sales
- And More

The property has **excellent visibility with traffic counts exceeding 15,000 vehicles per day** with a great location on Parkside Drive between Cedar Bluff and Lovell Road. The property provides quick and convenient access to I-40/I-75 and Pellissippi Parkway.

Adding to the property's appeal, General Shale has been the only tenant to occupy the building, providing a long history of successful use of the facility.





PROPERTY HIGHLIGHTS

- 20,000 sf
- 16,400 sf Warehouse
- 3,600 sf Office (40'x30')
- 12' x 14' Drive-in Door
- Five 10' x 10' Loading Dock Doors
- 18' Eave Height, 20' Center Height, 21' Max Height
- 400 Amp 3 Phase Electric
- LED Lighting
- Metal Standing Seam Roof
- 5" Concrete Floors
- 40+ Parking Spots
- Three Offices, Work Room, Conference Room
- Two Office Bathrooms, 1 Warehouse Bathroom
- Heat/Air in Office, Heat in Warehouse
- Signage Available w/ Owner Approval
- Available January 1, 2027

GENERAL

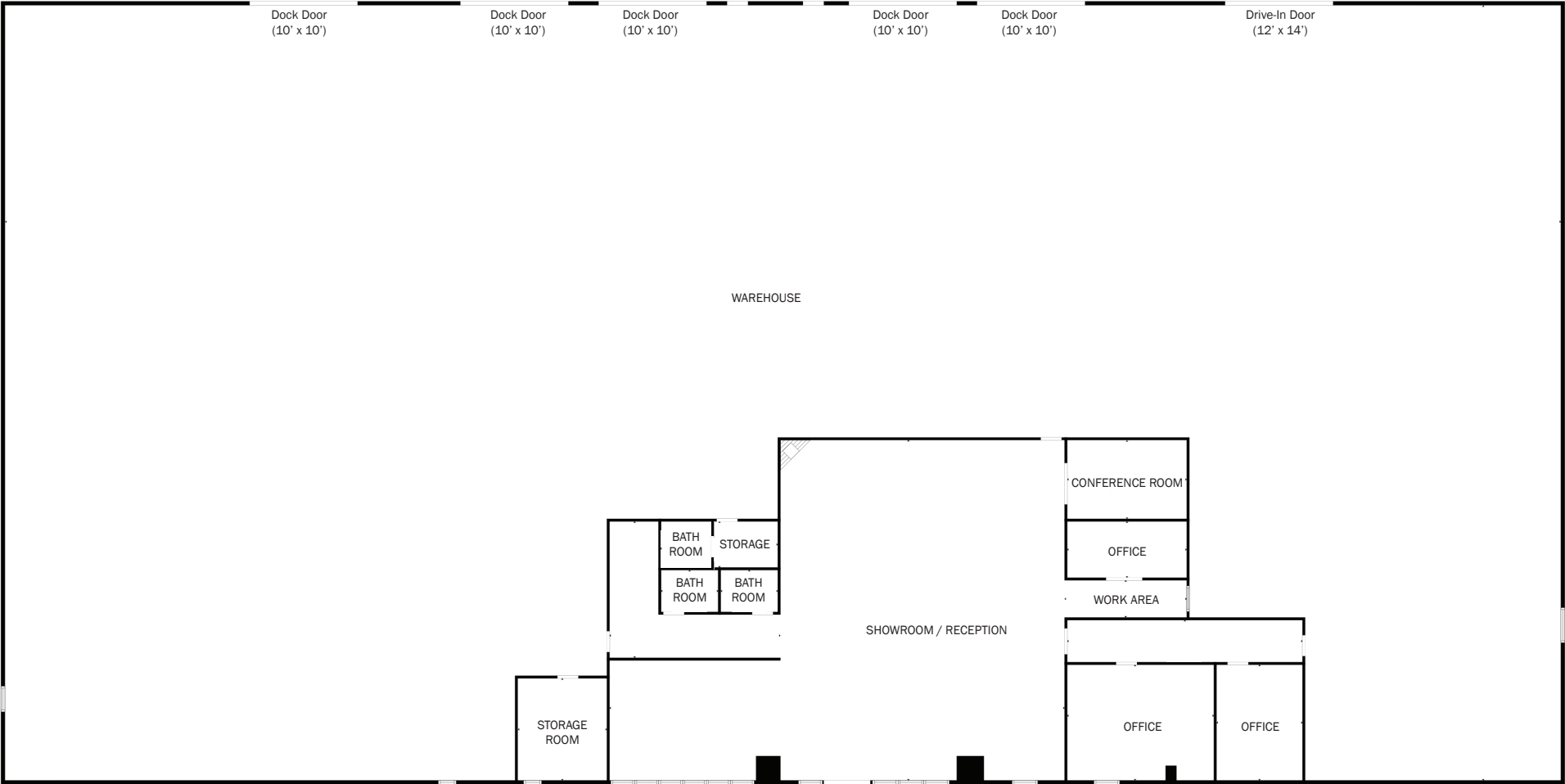
- **Zoning:** CB: Business & Manufacturing Zone
- **Permitted Uses:** Wholesale, Warehousing, Distribution, Equipment Sales, Some Light Industrial & Manufacturing, Building-Electrical-Plumbing Supply, Truck / Heavy Equipment Sales & More
- **Lease Type:** Modified Gross
- **Maintenance Responsibilities:** Landlord - Roof, Structure, Foundation; Tenant - All Other
- **Monthly Rent:** \$21,250
- **Additional Rent:** Increases in Property Tax / Building Insurance
- **Security Deposit:** \$21,250
- **Prime Location:** Approximately 1 Mile From Both Pellissippi Parkway and I-40 at Cedar Bluff
- **Improvements Prior to Occupancy:** Repair Drive-In Door, Replace Dock Bumpers, Repair Parking Lot, Remove Bollards, Remove Brick Wall Facing in Office, Paint Office & Exterior

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AERIAL LOCATION MAP



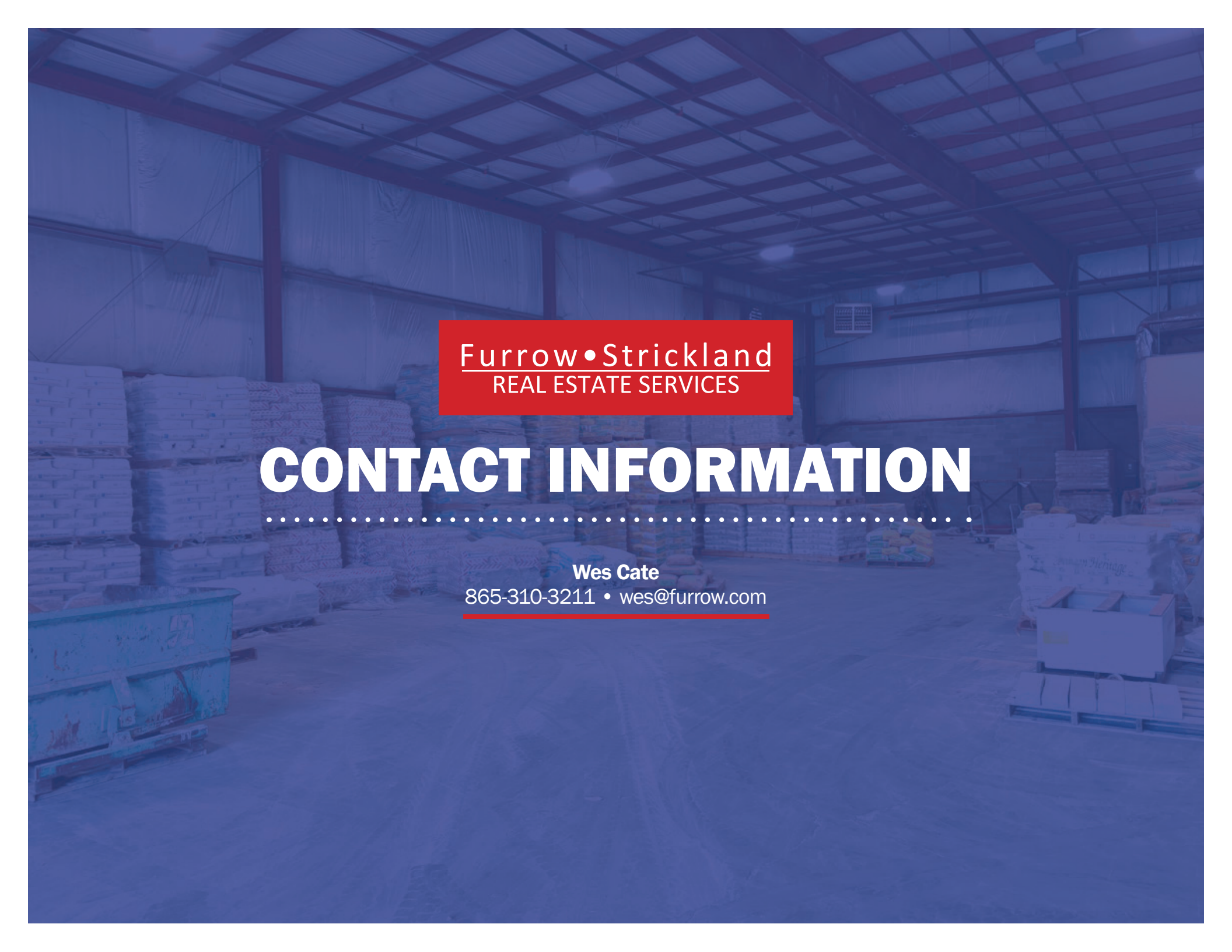
FLOOR PLAN



Floor Plan Deemed Reliable But Not Guaranteed

PHOTOS





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CONTACT INFORMATION

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Wes Cate

865-310-3211 • wes@furrow.com
