

FOR LEASE

3,140 sf Office w/ Warehouse Off I-40 at Lovell Road

310-B Simmons Road, Knoxville, TN 37922



\$4,200/Month

GENERAL

- **Zoning:** C-H: Highway Commercial
- **Permitted Uses:** Clinics, Professional Buildings, General Business Offices, Novelty Shops and More
- **Lease Type:** Modified Gross
- **Landlord Responsibilities:** Roof, Structure, Foundation, Property Tax, Building / Fire Insurance
- **Tenant Responsibilities:** Utilities, Interior Maintenance / Repairs, HVAC Maintenance, Liability Insurance, Trash & Utilities
- **Monthly Rent:** \$4,200
- **Additional Rent:** Increases in Property Tax / Building Insurance
- **Security Deposit:** \$4,200
- **Prime Location:** Highly desirable west Knoxville location on Lovell Road between I-40 and Kingston Pike

PROPERTY HIGHLIGHTS

- Available December 1, 2026
- 3,140 sf Total
- 2,407 sf Office Space
- 733 sf Warehouse
- One 10' x 10' Drive-In Door
- 15' Ceiling Height
- 650 sf Floored Mezzanine Storage
- 3 Phase, 225 Amp Electric
- Four Offices, Two Workrooms, Conference Room
- Utilities:
 - Electric: LCUB
 - Water: First Utility District
 - Sewer: First Utility District
 - Gas: KUB

FLOOR PLAN



Furrow • Strickland
REAL ESTATE SERVICES

CONTACT INFORMATION

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Wes Cate

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