Furrow • Strickland
REAL ESTATE SERVICES

MULTI-TENANT INDUSTRIAL PROPERTY

FOR SALE

2724 John Deere Drive, Knoxville, TN 37917

$2,500,000 $110.62 / SF



Exceptional Industrial Investment Opportunity in East Knoxville

Positioned in one of East Knoxville's premier industrial areas with convenient access to I-40, 2724 John Deere Drive presents an outstanding opportunity to acquire a fully leased, multi-tenant industrial property offering an established income stream from multiple tenants. The approximately 22,600 SF building features three tenant suites and a combination of warehouse, distribution, showroom, and traditional office space. Situated on 3.48 acres and zoned I-G (General Industrial District) within the City of Knoxville, this property offers an attractive combination of location, functionality, and long-term investment potential.



Originally constructed in 1987, the property is designed to accommodate a variety of industrial and commercial operations. Two suites feature dedicated warehouse and office space, multiple dock doors, drive-in access where applicable, three-phase electrical service, and suspended gas heaters. The well-appointed office areas include private offices, showrooms, kitchens, and restrooms, providing flexibility for a wide range of tenant requirements. One suite is warehouse only.



With its established tenant base, versatile building layout and desirable location, 2724 John Deere Drive represents an attractive investment opportunity in the Knoxville industrial market.

PROPERTY INFO

BUILDING INFO

Year Built:	1987
Exterior Square Feet:	22,600
Acreage:	3.48 Acres
Parking:	37 Spots
Curb Cuts:	2
Loading Docks:	4
Drive-In Doors:	4
Monument Signs:	1
Seamless Roof:	Repaired in 2021
HEATERS - Suite 201:	Replaced in 2020
AC - Suite 205	Replaced in 2017
AC - Suite 207:	Original

UTILITY INFORMATION

ELECTRIC:	Knoxville Utilities Board
WATER:	Knoxville Utilities Board
SEWER:	Knoxville Utilities Board
GAS:	Knoxville Utilities Board
INTERNET:	Comcast / AT&T

TAX INFORMATION

CITY PROPERTY TAXES:	$8,520.00
COUNTY PROPERTY TAXES:	$11,588.67
TOTAL PROPERTY TAXES:	$20,108.67

ZONING

I-G: GENERAL INDUSTRIAL DISTRICT

The I-G General Industrial Zoning District provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.

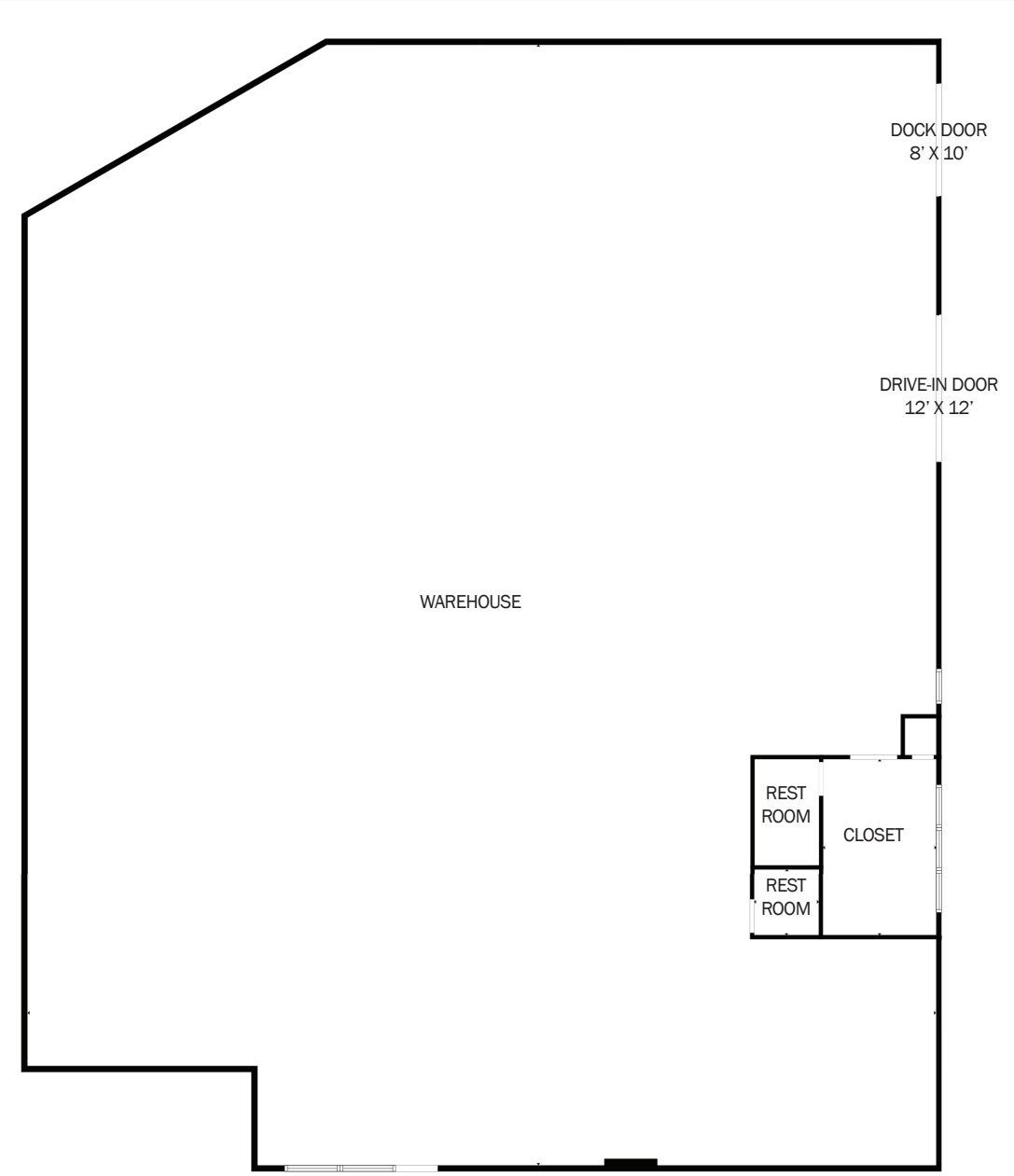
PERMITTED USES: Government office/facility, heavy retail, rental & service, general industrial, office, personal service, public safety, public works, research & development, warehouse & distribution, wholesale and more



The information contained herein has been obtained from sources believed to be reliable; however, Furrow Strickland Real Estate Services and the Seller make no representation or warranty, express or implied, as to its accuracy or completeness. All information, including square footage, acreage, zoning, building characteristics, income, expenses and property condition, is subject to independent verification by prospective purchasers. The property is offered subject to prior sale, withdrawal or modification without notice. Additional financial and leasing information may be made available to qualified prospective purchasers upon execution of a Non-Disclosure Agreement.

SUITE 201

7,000 SF



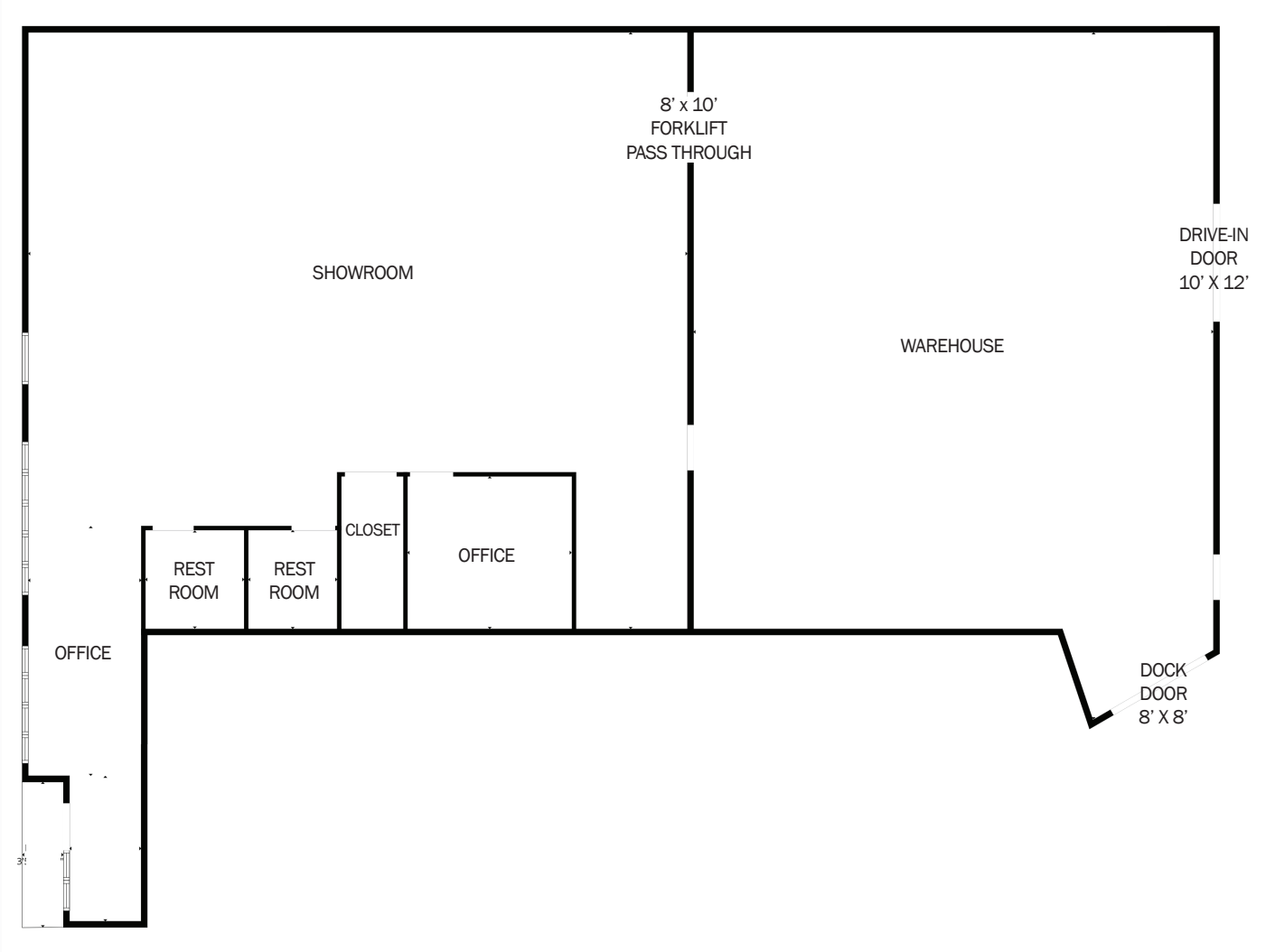
WAREHOUSE

WAREHOUSE SF	7,000 SF
EAVE HEIGHT	18'
CENTER HEIGHT	19'
MAX HEIGHT	20'
COLUMNS	0
DOCK DOORS	1 - 8' x 10'
DRIVE-IN DOORS	1 - 12' x 12'

ELECTRICAL SERVICE	3 Phase 225 Amp 120 / 240 V
HEAT / AIR	2 Suspended Gas Heaters
OFFICES	0
RESTROOMS	2

SUITE 205

5,300 SF



WAREHOUSE

WAREHOUSE SF	2,275 SF
EAVE HEIGHT	18'
CENTER HEIGHT	19'
MAX HEIGHT	20'
COLUMNS	0
DOCK DOORS	1 - 8' x 8'
DRIVE-IN DOORS	1 - 10' x 12'
ELECTRICAL SERVICE	3 Phase
	225 Amp
	208Y / 120 V
HEAT / AIR	1 Suspended Gas Heaters

OFFICE

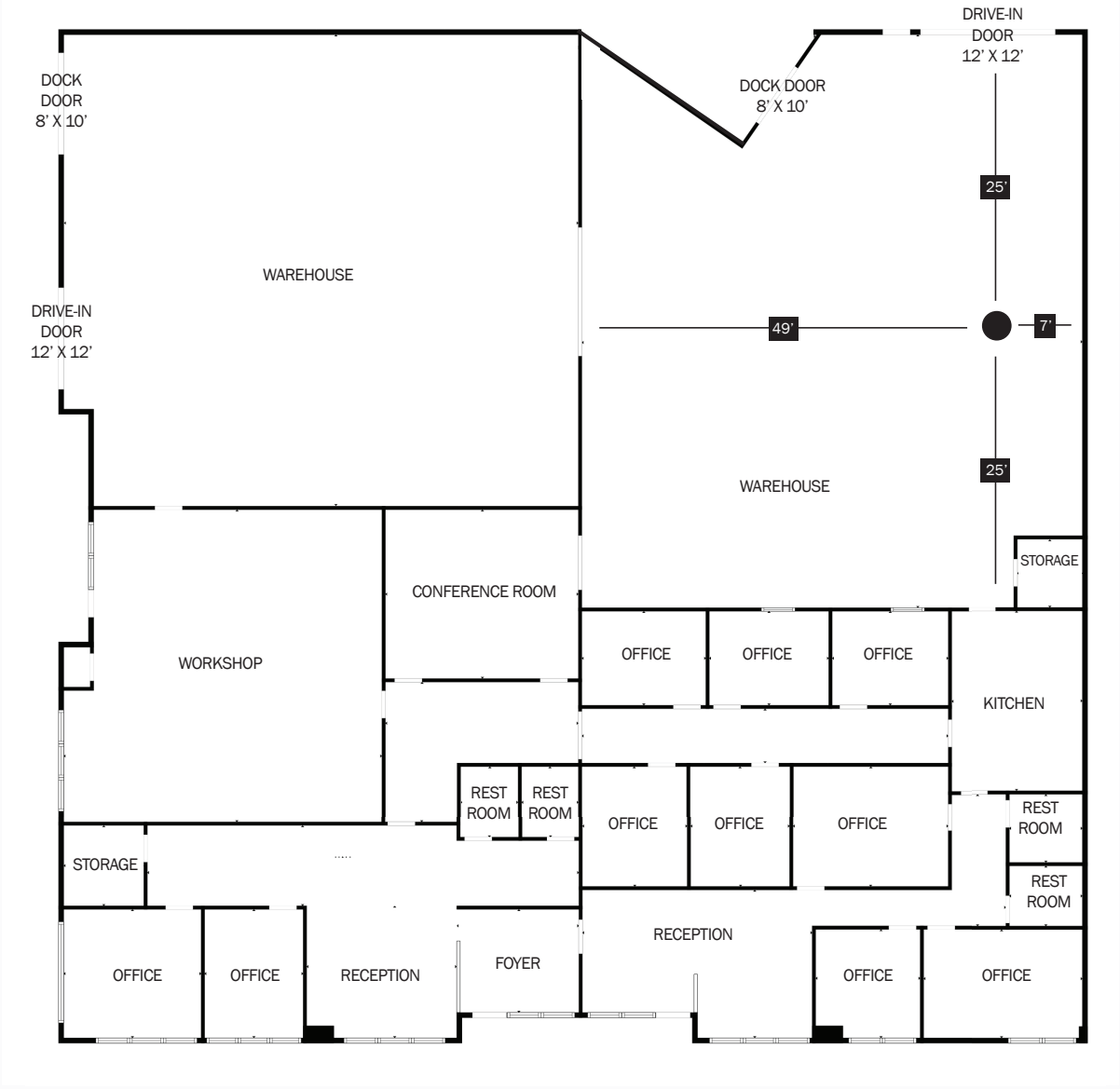
OFFICE / SHOWROOM SF	3,025 SF
OFFICES	1
RESTROOMS	2
KITCHEN	0
SHOWROOM	1
HEAT / AIR	YES

GENERAL

TOTAL SF	5,300 SF

SUITE 207

10,100 SF



WAREHOUSE

WAREHOUSE SF	7,000 SF
EAVE HEIGHT	18'
MAX HEIGHT	19'
COLUMNS	1
DOCK DOORS	2 - 8' x 10'
DRIVE-IN DOORS	2 - 12' x 12'
ELECTRICAL SERVICE	3 Phase 225 Amp 120 / 240 V
HEAT / AIR	3 Suspended Gas Heaters

OFFICE

OFFICE SF	3,100 SF
OFFICES	6
RESTROOMS	4
KITCHEN	1
SHOWROOM	1
WORKSHOP	1
HEAT / AIR	YES

GENERAL

TOTAL SF	10,100 SF