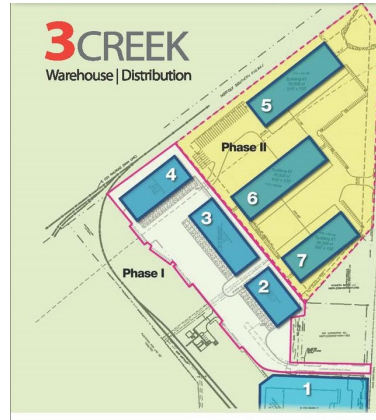


3 Creek Industrial Park

1601 Third Creek Road, Knoxville, TN 37921



Listing ID: 30017888
 Status: Active
 Property Type: Industrial For Lease
 Industrial Type: Light Industrial, Warehouse/ Distribution
 Contiguous Space: 14,000 - 19,000 SF
 Total Available: 33,000 SF
 Lease Rate: \$6.35 PSF (Annual)
 Base Monthly Rent: \$7,408 - 10,054
 Lease Type: Industrial Gross, NNN
 Nearest MSA: Knoxville
 County: Knox
 Tax ID/APN: 093JE002
 Zoning: I 3 LIGHT INDUSTRIAL
 Highway Access: I-40/I-75 and I-640
 Tenancy: Multiple Tenants
 Year Built: 2015
 Construction/Siding: Concrete - Tilt up
 Parking Type: Surface



3rd Creek

INDUSTRIAL | WAREHOUSE

Building 1	60,000 sf	Building 5	76,500 sf
Building 2	40,000 sf	Building 6	76,500 sf
Building 3	58,500 sf	Building 7	58,500 sf
Building 4	58,500 sf		

- 28' Clearance Height
- 10' x 10' Roll-Up Doors
- Convenient to I-40/I-75
- ESFR Sprinkler System

1601 Third Creek Road | Knoxville, Tennessee



Overview/Comments

COMING 2019!

175,000 SF of warehouse space in centrally located Middlebrook Pike area of West Knoxville. Convenient to I-40/I-75 and I-640.

Typical bays are 30' x 150 with two 10' x 10' dock high roll-up doors, 24' clear height, ESFR, and LED Lighting.