

**INDUSTRIAL PROPERTY FOR LEASE****6600****DEANE HILL DRIVE**  
KNOXVILLE, TN**OFFERING SUMMARY****Available SF:****Lease Rate:**

N/A

**Year Built:**

1974

**Zoning:**

I-2

**PROPERTY OVERVIEW**

36,000 SF warehouse with seven offices, conference room, computer room, and employee break room, Rail access is available with one dock door (10 x 10) and one drive in door. (14' hi x 16') Warehouse includes a 3,000 SF basement with conveyor for additional storage. Office space is 3,500 sf. Column spacing is 50' X 25' and 26' peak height. Available May 2019.

**Mitch Taylor, CCIM**

Senior Vice President

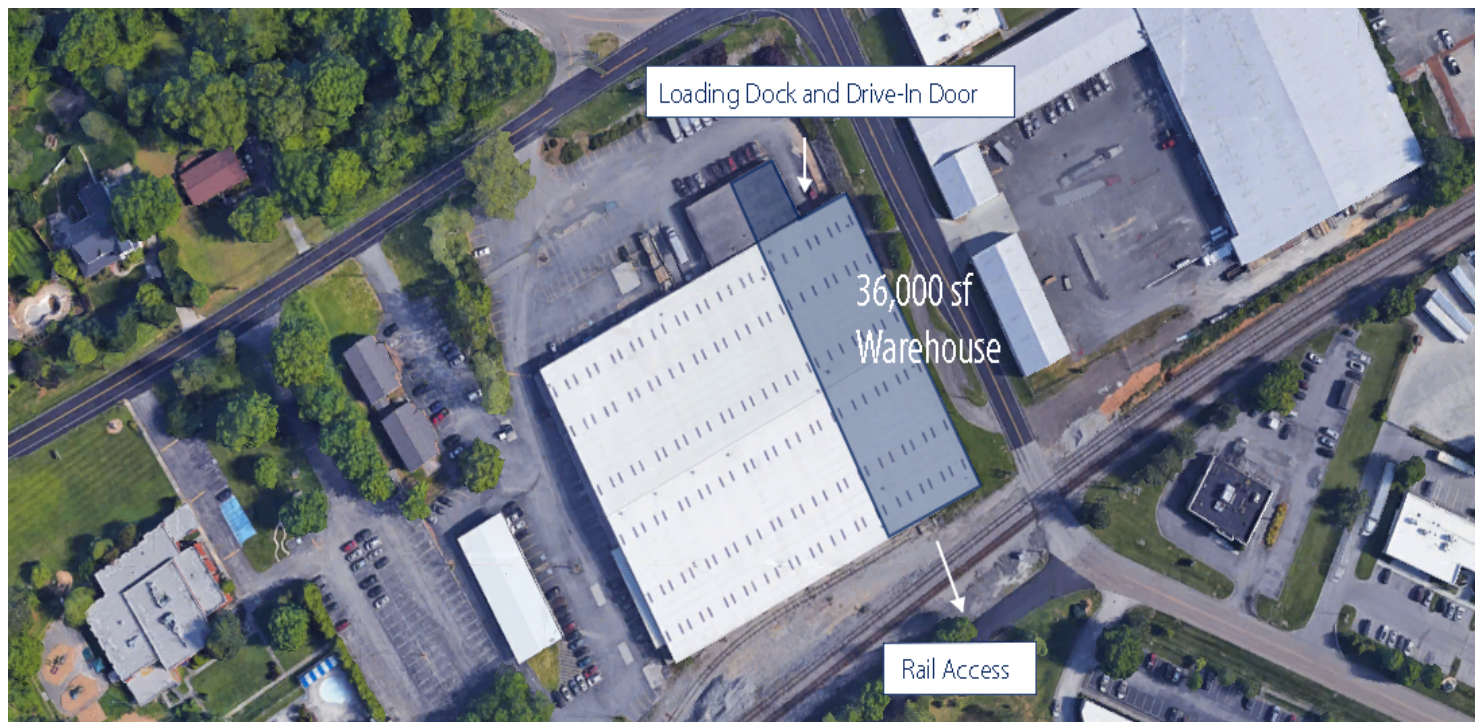
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Principal

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Market:

Metropolitan Knoxville

Submarket:

West Knoxville

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### PROPERTY HIGHLIGHTS

- Warehouse size 100' X 300'
- Height : 26' peak, Eve 13.5'
- 400 AMP service

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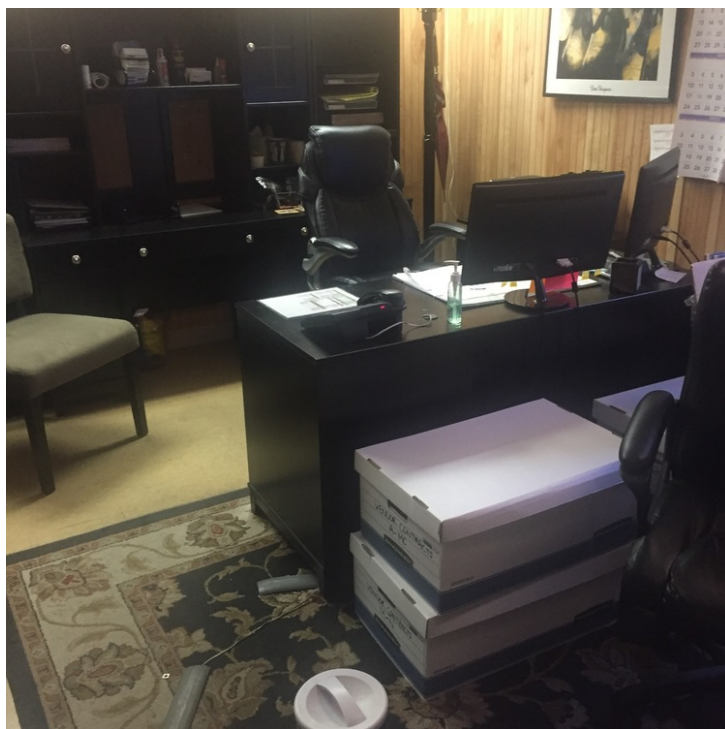
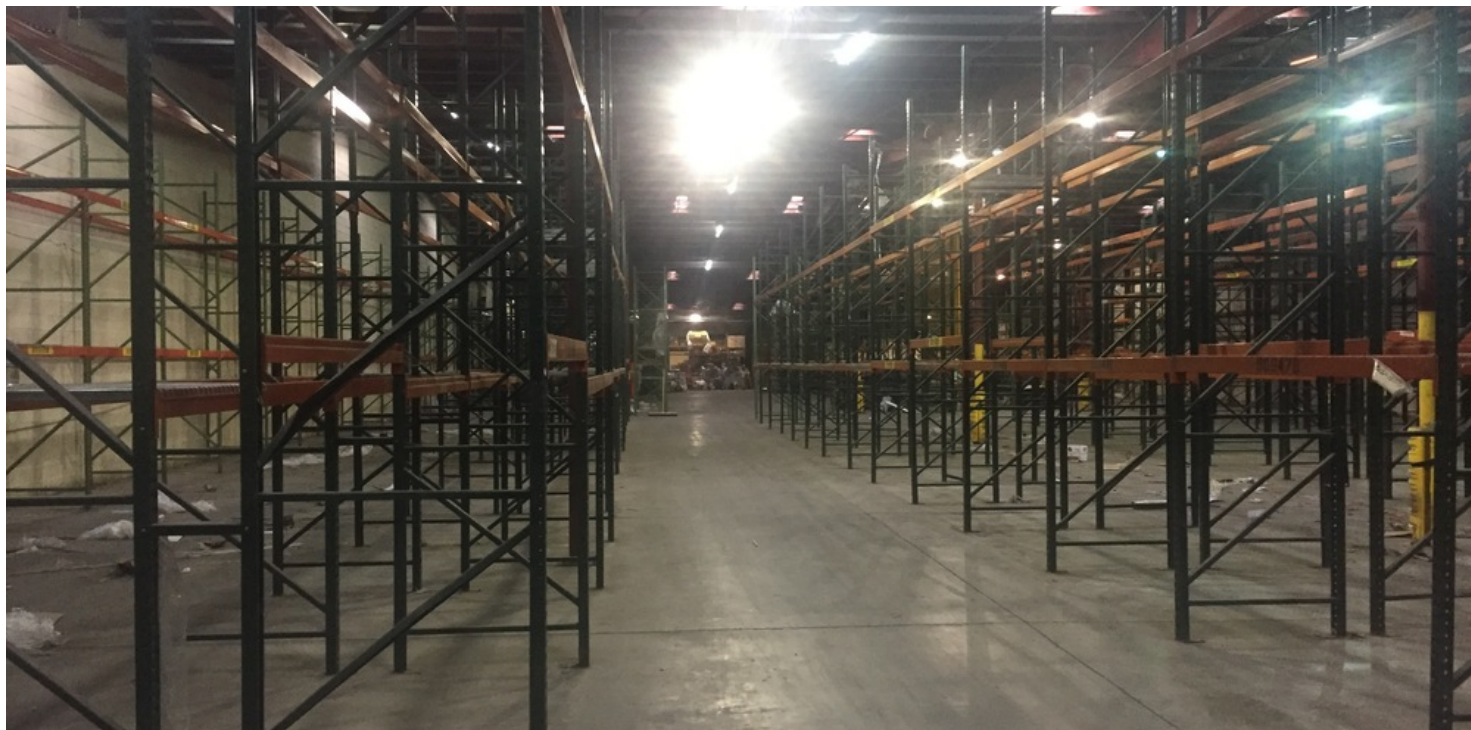
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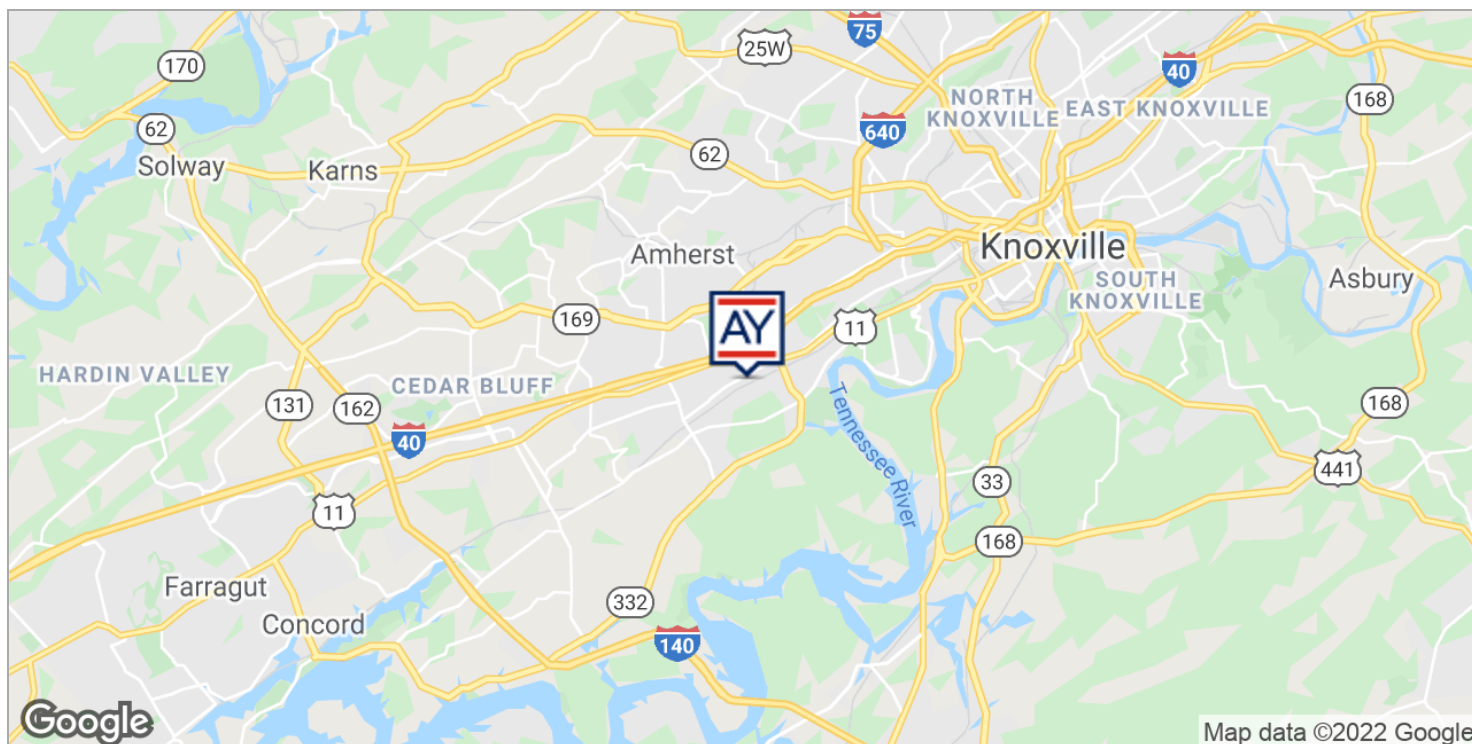
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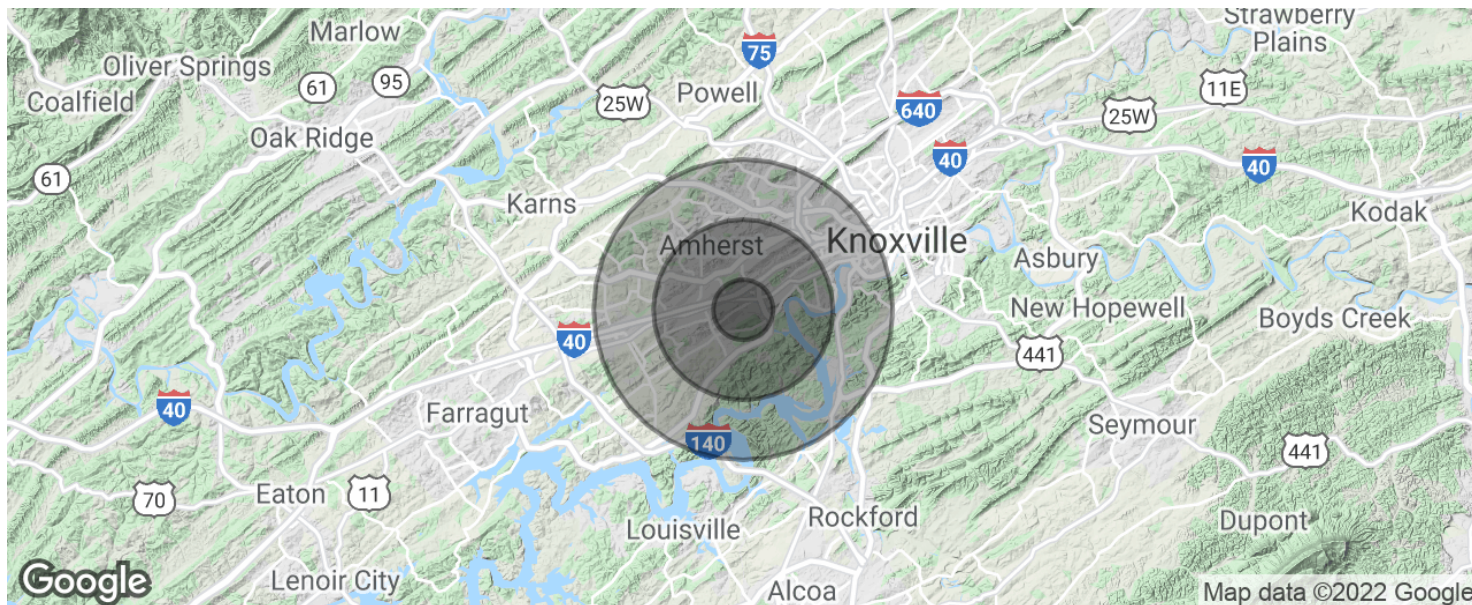
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,447	46,409	122,256
Median age	37.2	35.2	35.2
Median age (Male)	39.2	34.5	34.4
Median age (Female)	37.5	36.4	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,610	21,483	54,328
# of persons per HH	2.1	2.2	2.3
Average HH income	\$88,923	\$75,613	\$72,885
Average house value	\$375,541	\$222,709	\$190,484

\* Demographic data derived from 2010 US Census

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## Industrial Property For Lease

N/A

Building Name	Former Triple C Distributing Warehouse
Street Address	6600 Deane Hill Drive
City, State, Zip	Knoxville, TN 37919
County/Township	Knox
Market	Metropolitan Knoxville
Submarket	West Knoxville
Cross Streets	Deane Hill Driveand Royal Crown Drive

Building Size	36,000 SF
Tenancy	Single
Number Of Grade Level Doors	1
Number Of Dock High Doors	1
Crane Description	n/a
Ceiling Height	12 - 26 ft
Office Space	3500
Number Of Floors	1
Year Built	1974
Gross Leasable Area	36,000 SF
Load Factor	no
Free Standing	Yes

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I-2
APN# 121AB001	121AB001
Submarket	West Knoxville

Street Parking	Yes
Parking Type	Surface
Rail Access	Yes

Sprinklers	yes
Utilities Description	400 amp