



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

FOR LEASE

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## WAREHOUSE FOR LEASE - INTERSTATE VISIBILITY!

N/A

4001 Bruhin Rd  
Knoxville, TN 37918

AVAILABLE SPACE  
Fully Leased

### AREA

I-40 E - Use the right 2 lanes to take Exit 387A for I-275 N toward Lexington - Continue onto I-275 N. Take Exit 2 for Heiskell Ave toward Central St and drive to Bruhin Rd. Turn right onto Heiskell Ave then turn left onto Bruhin Rd. Destination will be on the left.



## OFFICE

John Lyle  
865 690 1111  
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813 S Northshore Dr - Suite 202, Knoxville, TN 37919  
865.690.1111



WAREHOUSE FOR LEASE - INTERSTATE VISIBILITY!

4001 Bruhin Rd, Knoxville, TN 37918



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	3.04 Acres
Year Built:	1973
Building Size:	10,000 SF
Zoning:	IMU

PROPERTY OVERVIEW

10,000 SF WAREHOUSE ZONED I-2 FOR LEASE. LOCATED ON BRUHIN RD AT THE BASE OF SHARP'S RIDGE AND OVERLOOKING THE I-640 and I-275 INTERCHANGE. THIS BUILDING CAN BE SEEN FROM MILES AWAY! TALK ABOUT ADVERTISEMENT!

CURRENTLY OCCUPIED BY CYCLE STOP AND WILL VACATE UPON NEW LEASE ACCEPTANCE.

SPACE CONTAINS OFFICE, WAREHOUSE, SHOWROOM, 2 ROLL-UP DOORS, BATHROOM AND 13 FT CEILINGS. PLENTY OF LAND AREA FOR PARKING.

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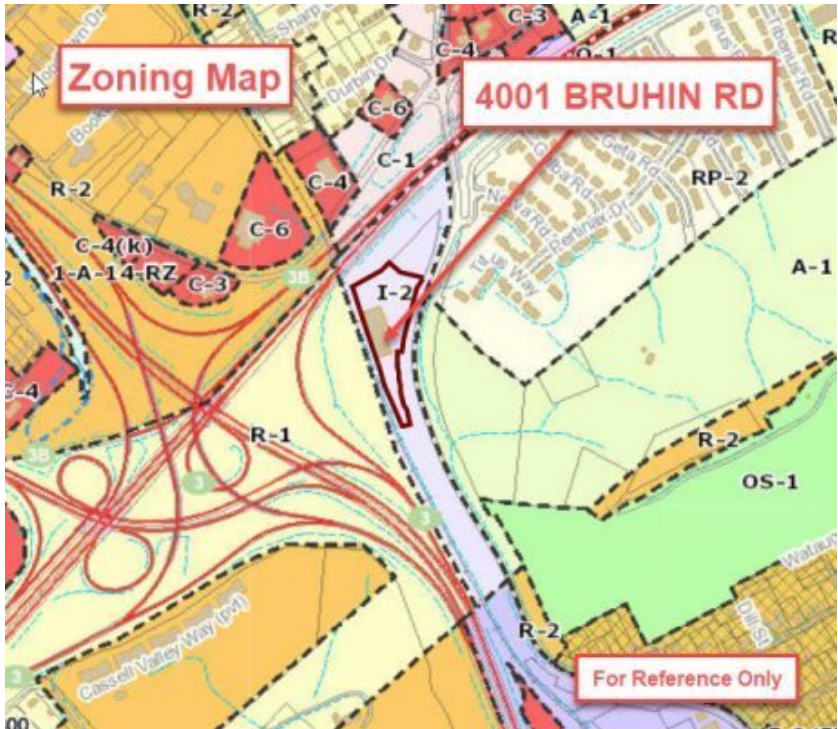
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