



INDUSTRIAL PROPERTY FOR LEASE

PROPERTY OVERVIEW

Showroom and warehouse space. Well suited for a construction supply company. The showroom is 3,456 square feet and has an adjacent breakroom and two private offices. Please call agent for showing. The existing tenant is relocating lease does not expire until 2/29/20.

3530

PAPERMILL DRIVE KNOXVILLE, TN

Brian Tapp, SIOR, CCIM
Senior Vice President
865.450.8883
brian.tapp@avisonyoung.com



Platinum member



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Year Built:

1990

Zoning:

I-3

Traffic Count:

4,950

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PROPERTY HIGHLIGHTS

- Excellent location
- High ceilings
- Multiple loading options
- New lighting in the warehouse
- Dock height and grade level loading

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LOCATION INFORMATION

| | |
|------------------|--|
| Building Name | Former United Refrigeration Showroom and Warehouse |
| Street Address | 3530 Papermill Drive |
| City, State, Zip | Knoxville, TN 37909 |
| County | Knox |
| Market Type | Large |
| Nearest Highway | One minute to Middlebrook Pike (Hwy 169) |
| Nearest Airport | 23 minutes to McGhee Tyson Airport |

BUILDING INFORMATION

| | |
|------------------------|---------------------|
| Number of Cranes | 0 |
| Ceiling Height | 24.75 ft |
| Minimum Ceiling Height | 22 ft |
| Office Space | 3,972 SF |
| Number of Floors | 1 |
| Year Built | 1990 |
| Warehouse % | 60.0% |
| Framing | Steel |
| Condition | Excellent |
| Roof | Standing Seam Metal |
| Free Standing | No |
| Number of Buildings | 1 |

PROPERTY INFORMATION

| | |
|----------------------|-----------------|
| Property Type | Industrial |
| Property Subtype | Office Showroom |
| APN # | 093MC00702 |
| Corner Property | Yes |
| Traffic Count | 4950 |
| Traffic Count Street | Papermill Drive |
| Waterfront | Yes |
| Power | Yes |
| Rail Access | No |

PARKING & TRANSPORTATION

| | |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

UTILITIES & AMENITIES

| | |
|------------------|-----|
| Handicap Access | Yes |
| Freight Elevator | Yes |
| Centrix Equipped | Yes |
| Leed Certified | Yes |
| Gas / Propane | Yes |
| Irrigation | Yes |
| Water | Yes |
| Telephone | Yes |
| Cable | Yes |
| Sewer | Yes |

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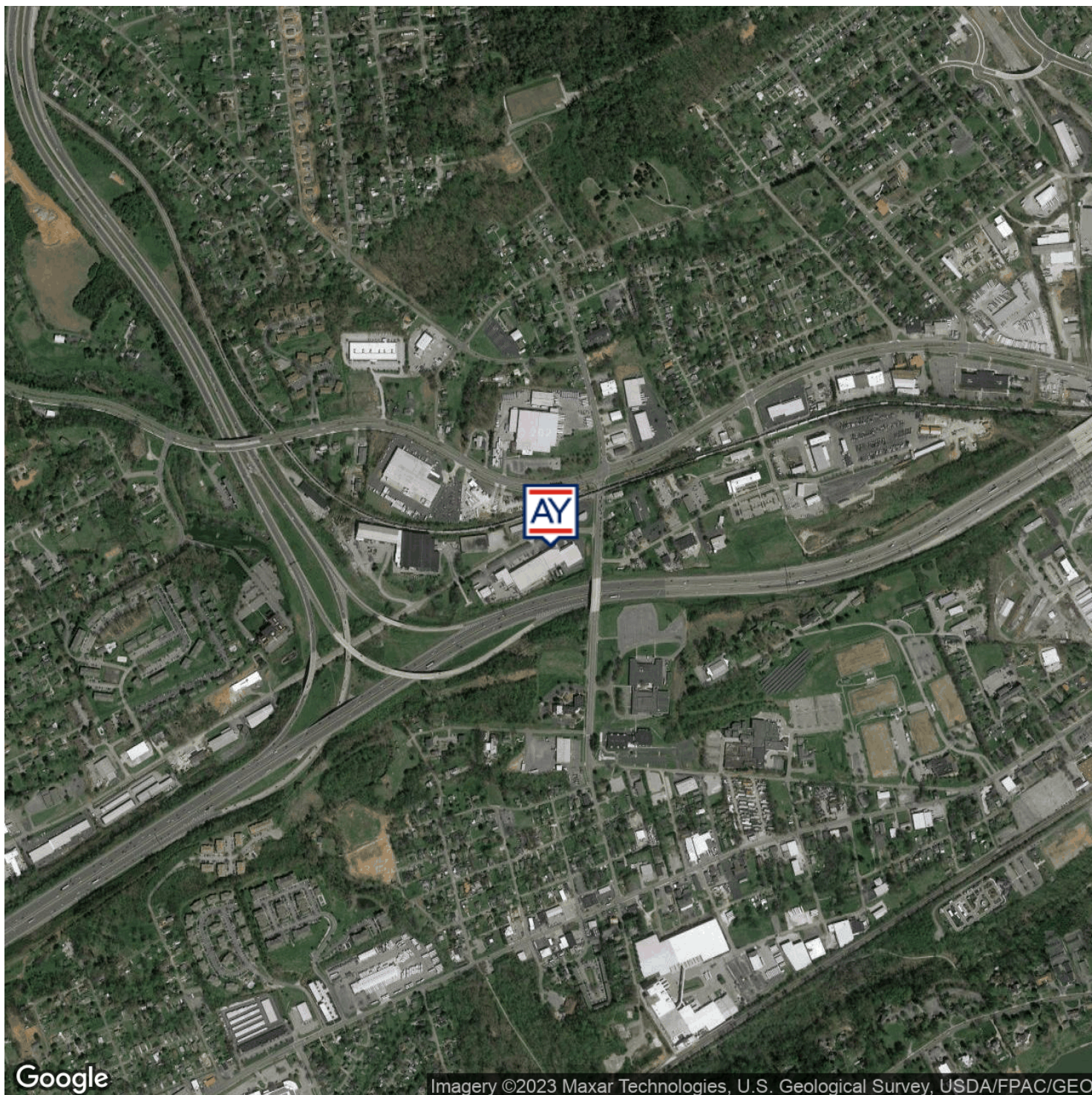
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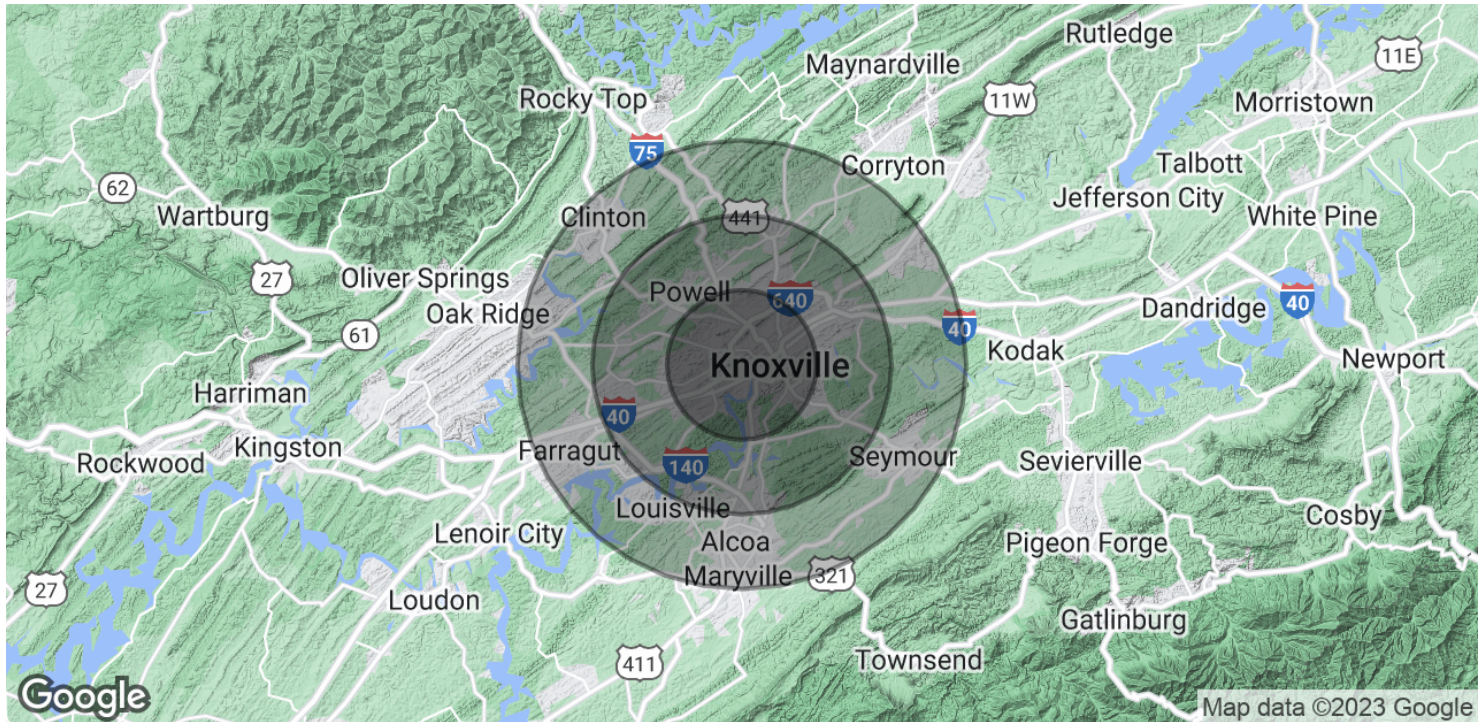


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| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 148,382 | 383,271 | 565,671 |
| Median age | 33.9 | 36.3 | 37.2 |
| Median age (Male) | 33.1 | 35.1 | 36.0 |
| Median age (Female) | 34.8 | 37.5 | 38.4 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total households | 66,885 | 167,068 | 238,876 |
| # of persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH income | \$47,136 | \$58,140 | \$60,751 |
| Average house value | \$152,122 | \$173,014 | \$185,154 |

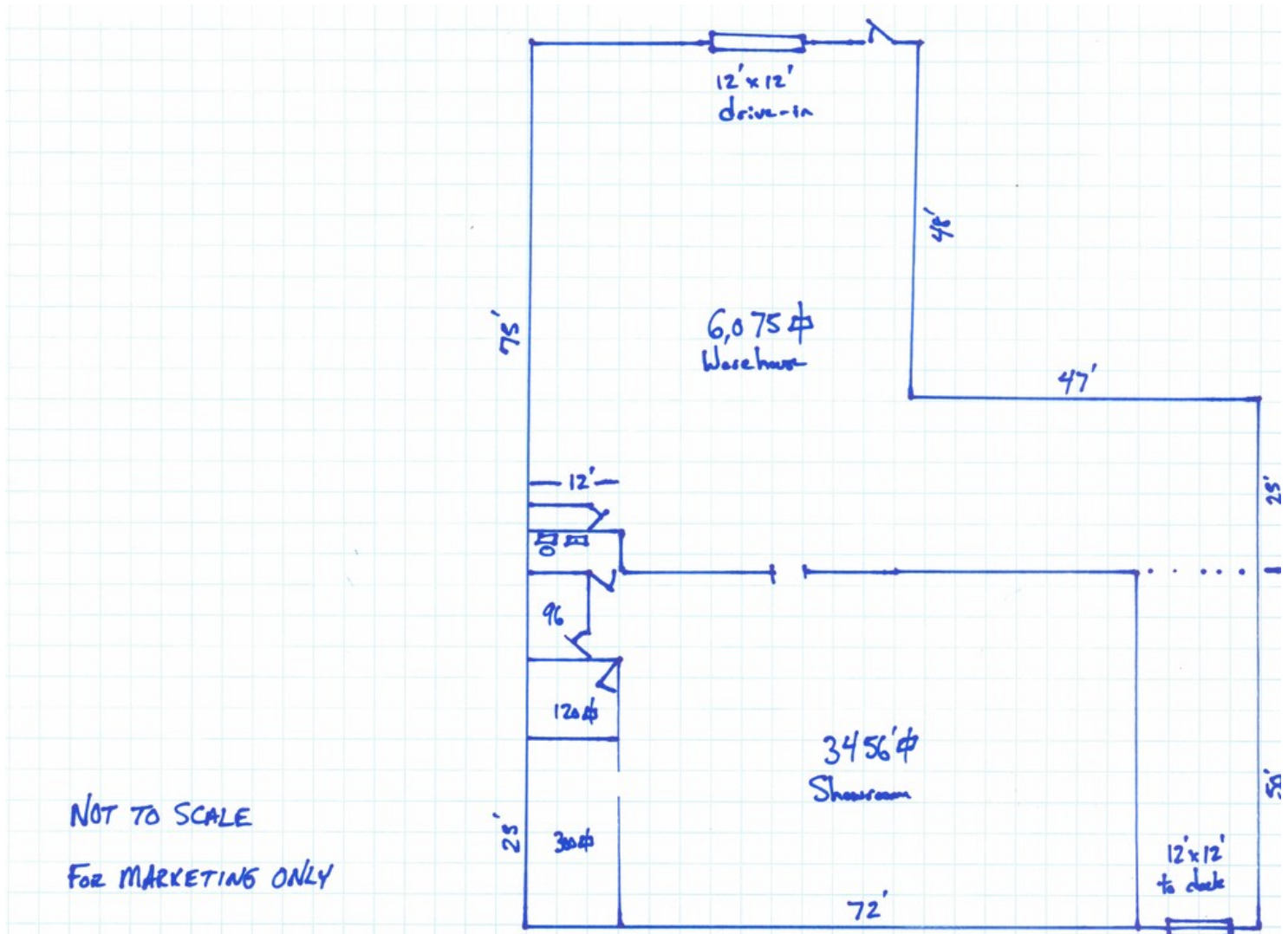
* Demographic data derived from 2020 ACS - US Census

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