



2661 Byington Solway Rd Knoxville, Tennessee 37931

Property Overview

Up to 45,000 SF for Lease
Bldg 1 - 9,000 SF Pre-engineered steel structure
20' eave height.
5" sealed concrete floor.
12'w x 14'h overhead grade level door.
400 Amp electric.
No baths/no office.
Dry Sprinkler system.
LED lighting
Clean open warehouse space.

Bldg 2 - 36,000 SF pre-engineered steel building
over 5,000 SF of well-appointed office
16' eave ht, 14'4" clear ht.
4 docks, 3 grade level overhead doors
1200 AMP/ 480V
4 bathrooms
Dry Sprinkler System
LED lighting
2 Big Ass fans and wall ventilation fanes

Offering Summary

Lease Rate:	\$9.75 - 11.75 SF/yr (NNN)
Total Size of Buildings on Site:	93,000 SF
Available SF:	9,000 - 45,000 SF
Lot Size:	8.9 Acres Potential for Yard Area

Demographics 1 Mile 5 Miles 10 Miles

Total Households	895	31,000	115,385
Total Population	2,156	75,116	279,893
Average HH Income	\$67,862	\$72,923	\$78,670

For More Information

Sam Tate, CCIM

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For Lease

9,000 - 45,000 SF | \$9.75 - 11.75 SF/yr

Office/Industrial
For Lease



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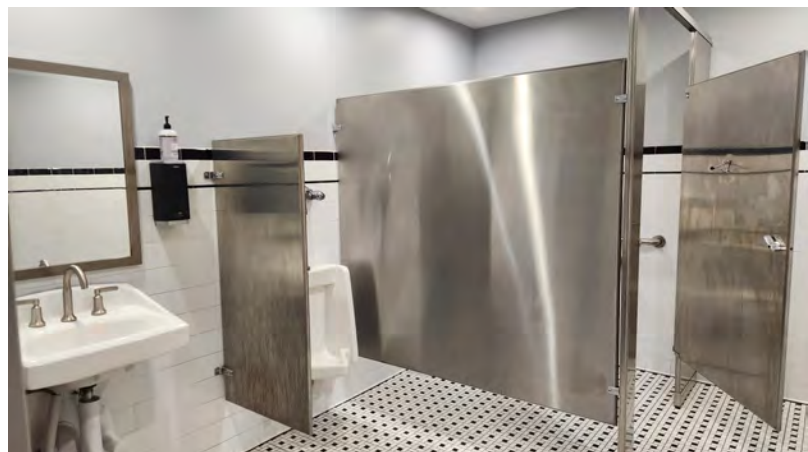
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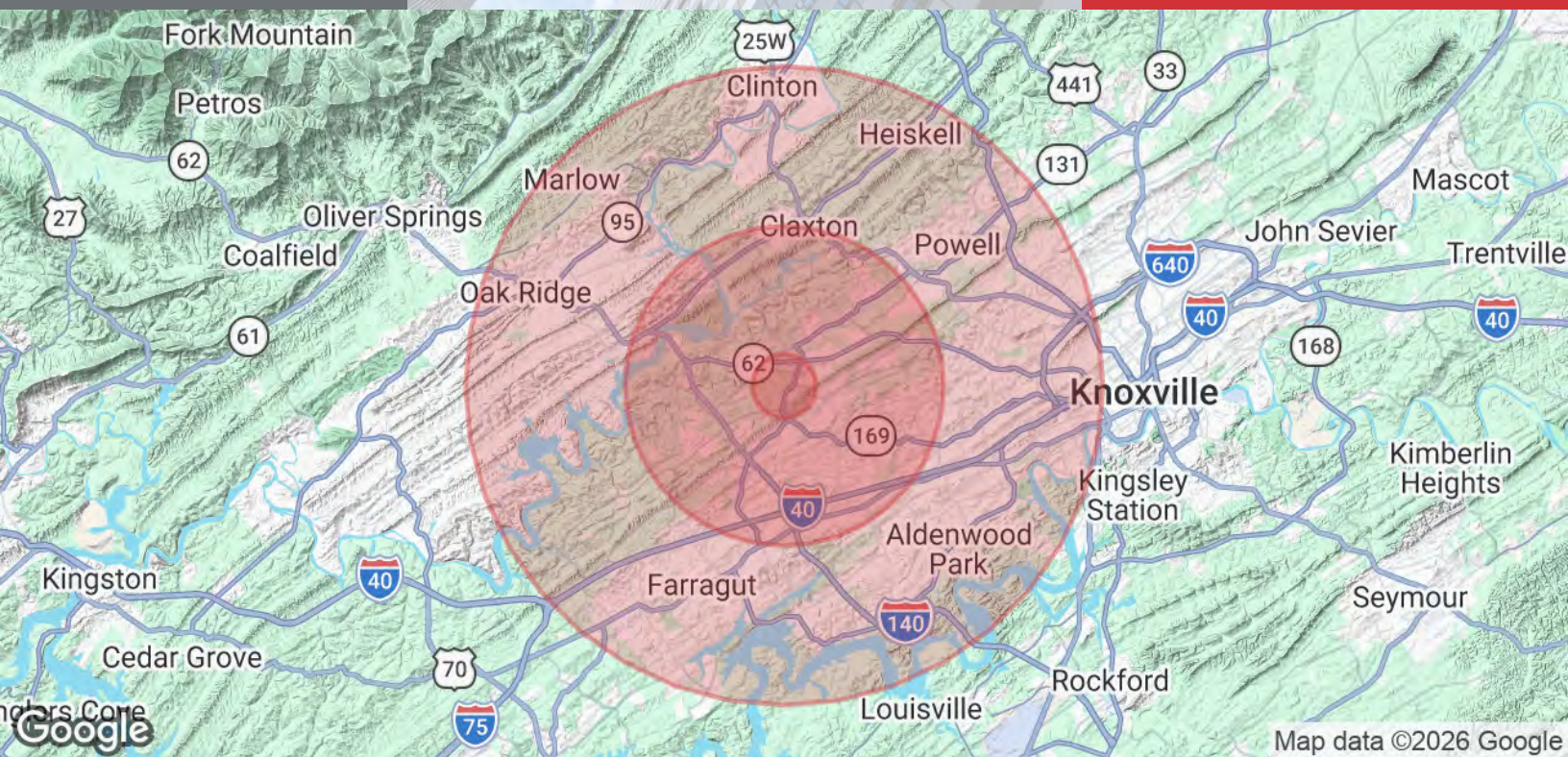
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,156	75,116	279,893
Average Age	38.6	37.7	38.3
Average Age (Male)	39.0	36.5	37.3
Average Age (Female)	38.2	38.6	39.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	895	31,000	115,385
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$67,862	\$72,923	\$78,670
Average House Value	\$181,563	\$193,441	\$224,980

2020 American Community Survey (ACS)



Sam Tate, CCIM

Senior Advisor

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TN #207699

Professional Background

Broker with NAI since May 1996 specializing in the sales/leasing of commercial and industrial property. Selected Clientele include: Boeing Realty Corp. Charter Communications First Tennessee Bank Kindred Healthcare Lucent Technologies Walgreen Company Pitney Bowes Aaron Rents The Venator Group Air Products Interstate Brands Corp. Jones Brothers Cumberland Materials International Paper SunTrust Bank Mastec North America Carolina Pottery Advance Auto U.S. Postal Service Georgia-Pacific Rail Bearing Michigan Bulb Company Universal Tire Robertshaw Ind. Products Food Lion BASF Nova Information Systems Eckerd.

Education

B.S. degree from University of Tennessee Knoxville | Real Estate and Urban Development, Designee of CCIM (Certified Commercial and Investment Member Institute)

Memberships

2026 President East Tennessee CCIM Chapter, YMCA of Knoxville Camping Services Board, Past Chairman Knoxville Association of Realtors Member and Past President of East Tennessee Industrial Council.

NAI Koella | RM Moore
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