



10,500 SF of Commercial R&D/Flex Space

4440 Walker Blvd, Knoxville, TN 37917



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10,500 SF of Commercial R&D/Flex Space

\$3,145,000

10,500 SF multi-use commercial building offering a unique combination of industrial production service space, open meeting rooms, commercial and medical opportunities providing a wide variety of possible uses including kitchen and preparation equipment.

Building improvements include a generator system, large walk-in refrigerator and freezer, industrial shelving, and numerous private offices with an extensive equipment list.

Adequate parking with gated security for all door entry.

One of a kind facility that is dynamic and full of opportunities....

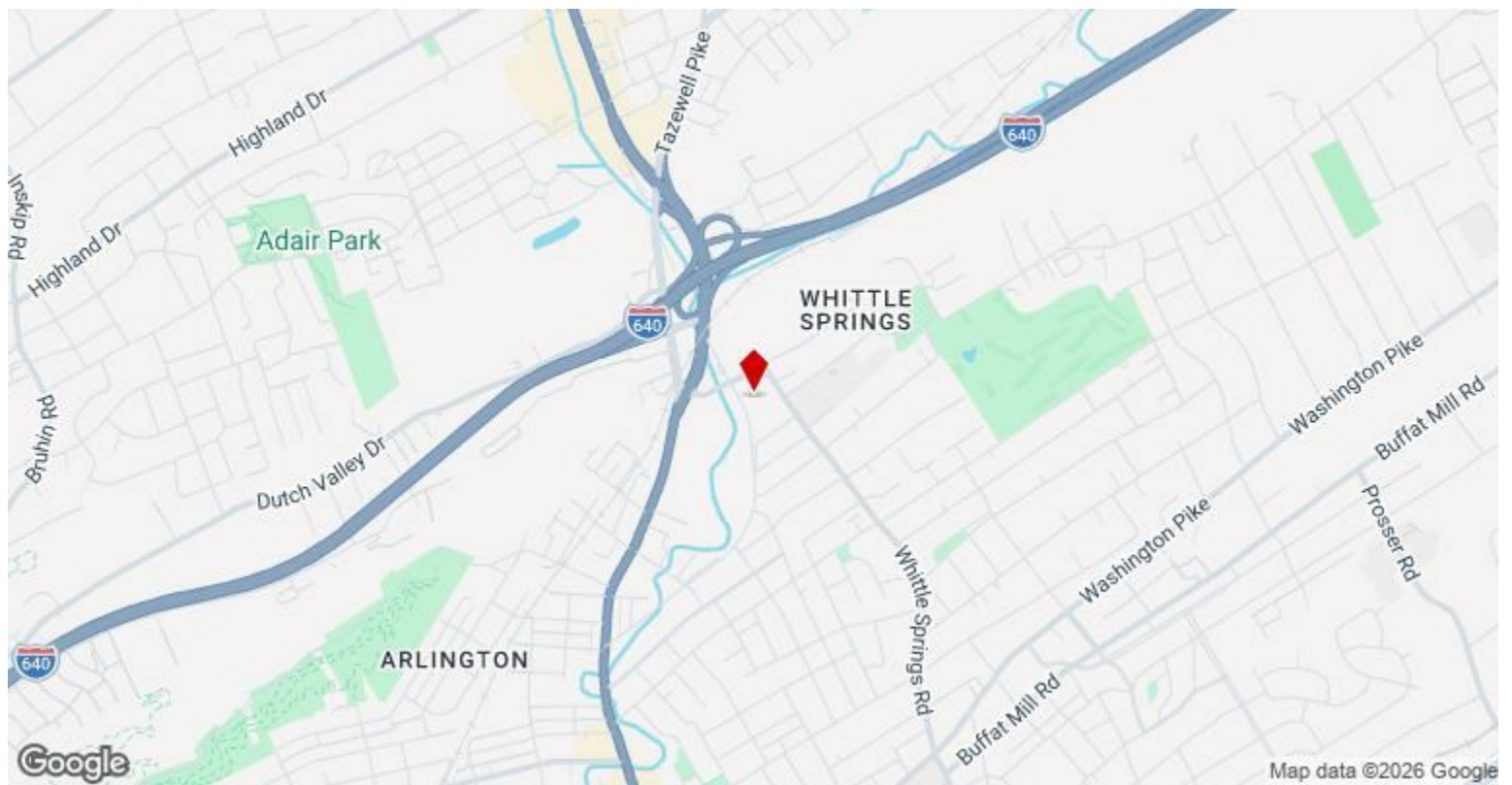
- Access Controlled & Gated Property
- 33 Total Tons of Heating and Cooling Equipment
- Mr. Winter Walk-In Cooler/Freezer Serial #56714NW
- Large Teleconferencing space with A/V equipment



Price:	\$3,145,000
Property Type:	Flex
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.07 AC
Gross Building Area:	11,887 SF
Rentable Building Area:	10,500 SF
No. Stories:	1
Year Built:	1989
Tenancy:	Single
Parking Ratio:	4.29/1,000 SF
Zoning Description:	C-G-2
APN / Parcel ID:	069EB-01304

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Fresenius Medical Care	-	
North Knoxville Dialysis Center, Inc	-	



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Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Reception Area

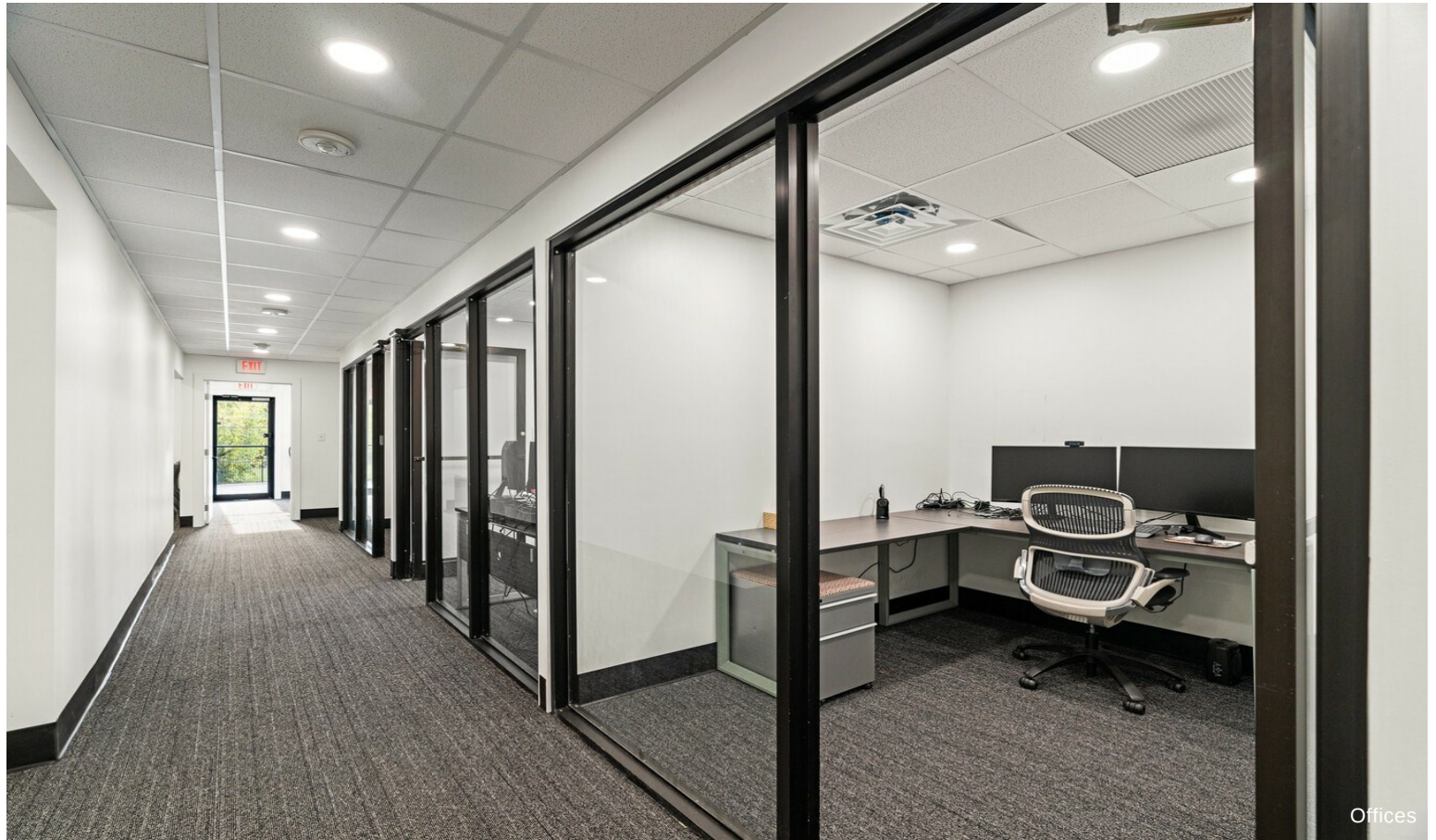


Large Training/Conference Area

Property Photos



Property Photos



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Property Photos

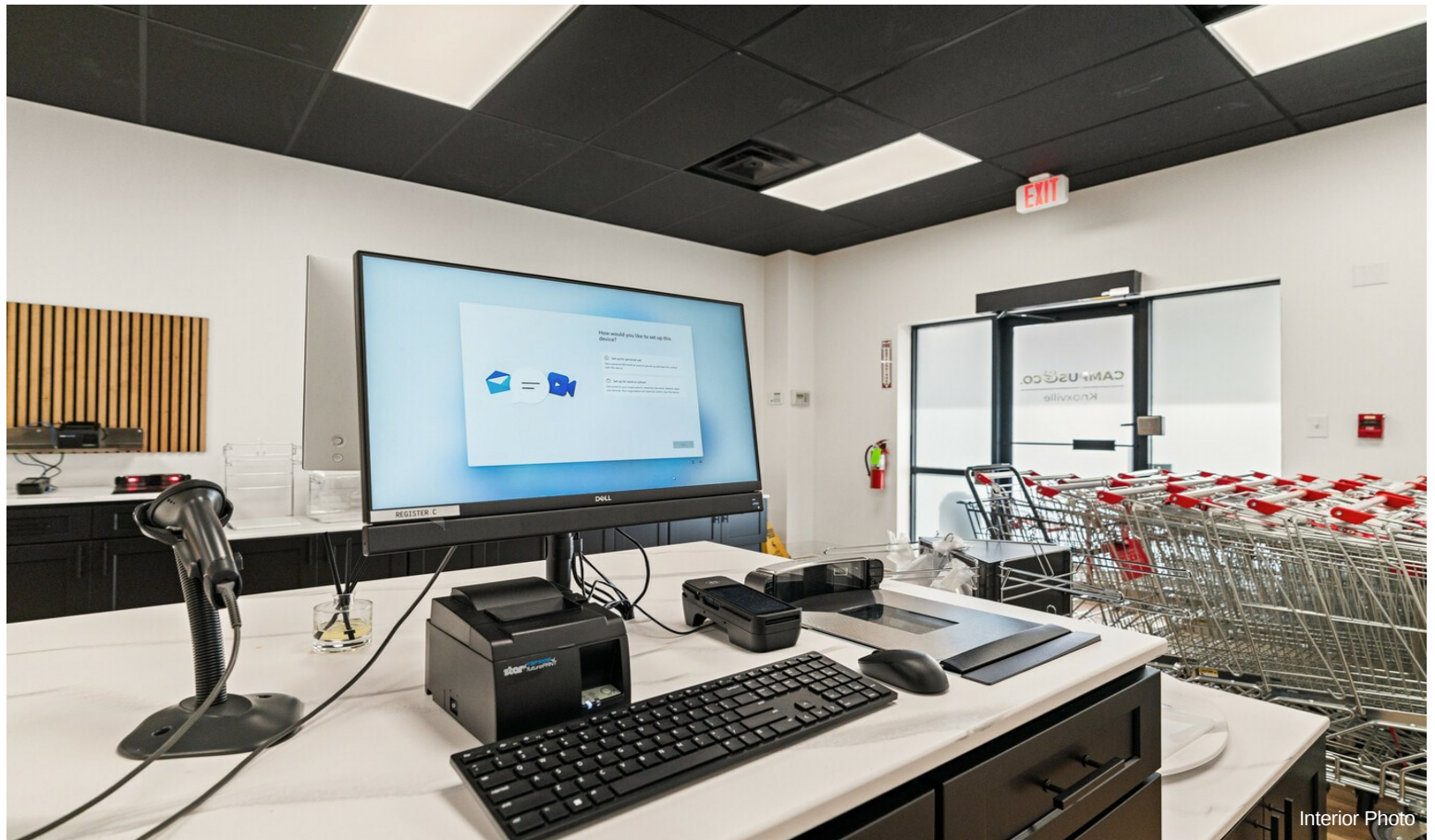


Conference AV



Furnishings Convey

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Interior Photo



Commercial Freezer

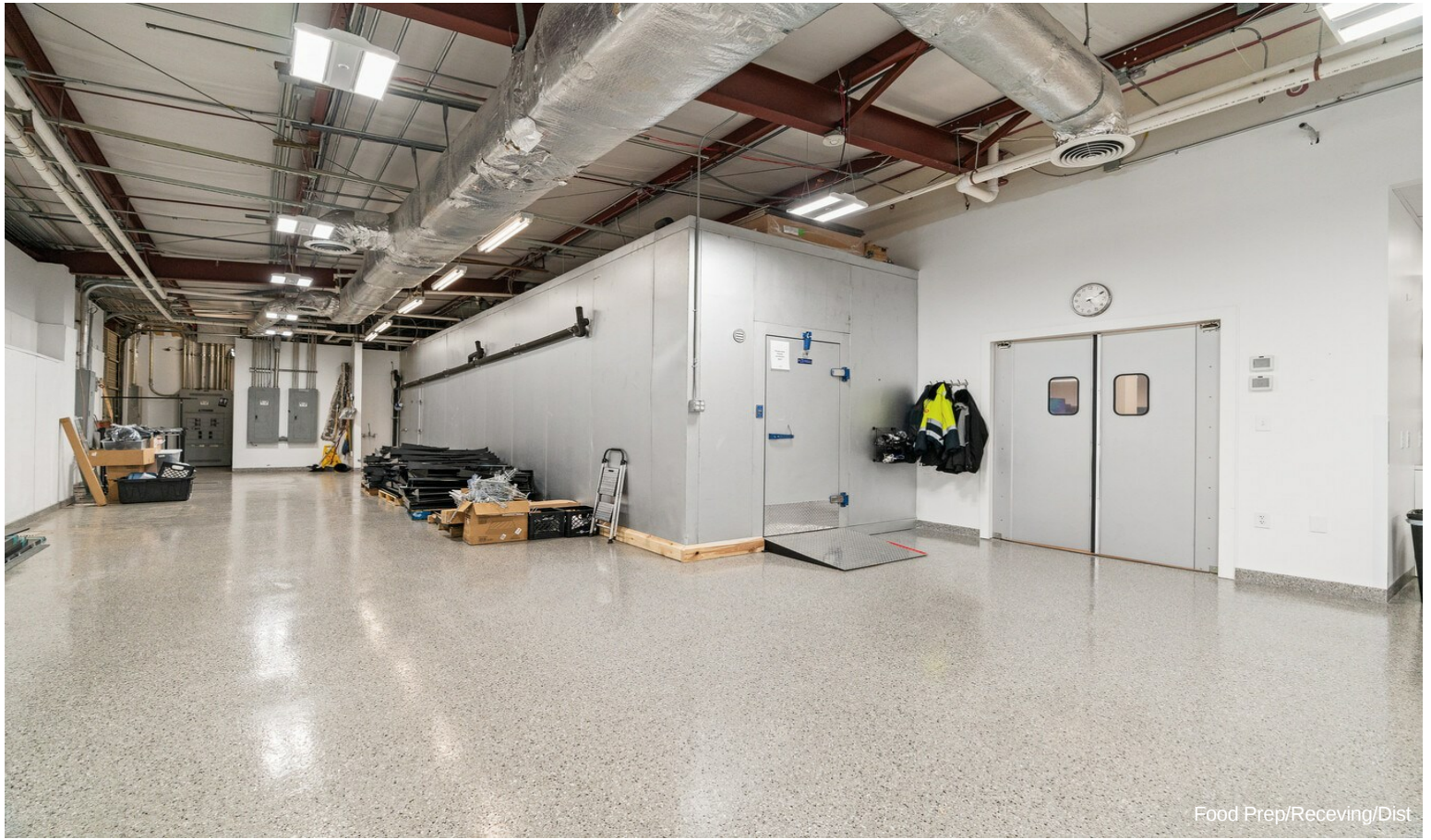
Property Photos



Property Photos



Property Photos



Property Photos



Commercial Refrigeration/Freezer



Roll Up Door

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Access Controlled Gate System



Access Control

Property Photos



Aerial



Aerial

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

