



INDUSTRIAL / FLEX FOR SUBLEASE

**CBRE**

3600 Papermill Drive  
Knoxville, TN 37909

# Location

- 3600 Papermill Drive is a highly strategic industrial property with significant logistical advantages.
- It is situated on a 5.77-acre multi-tenant site with I-G zoning.
- The property offers direct I-40 frontage at the I-640 interchange, providing unparalleled visibility to over 146,000 vehicles per day.
- It is less than five minutes from the University of Tennessee and Downtown Knoxville.
- The broader Knoxville-Morristown-Sevierville Combined Statistical Area is centrally located at the intersection of Interstates 75, 40, and 81.
- This location places over two-thirds of the nation's population within a single day's drive, beneficial for distribution and supply chain operations.
- McGhee Tyson Airport is an 18-minute drive away.
- The Papermill Drive corridor offers direct connections to major arteries like Kingston Pike and Middlebrook Pike.
- This corridor services a diverse mix of industrial, commercial, and residential land uses.
- The central and well-connected position within Knoxville's industrial market, known for low vacancy rates and steady demand, makes 3600 Papermill Drive robust for industrial operations.



# Offering Summary

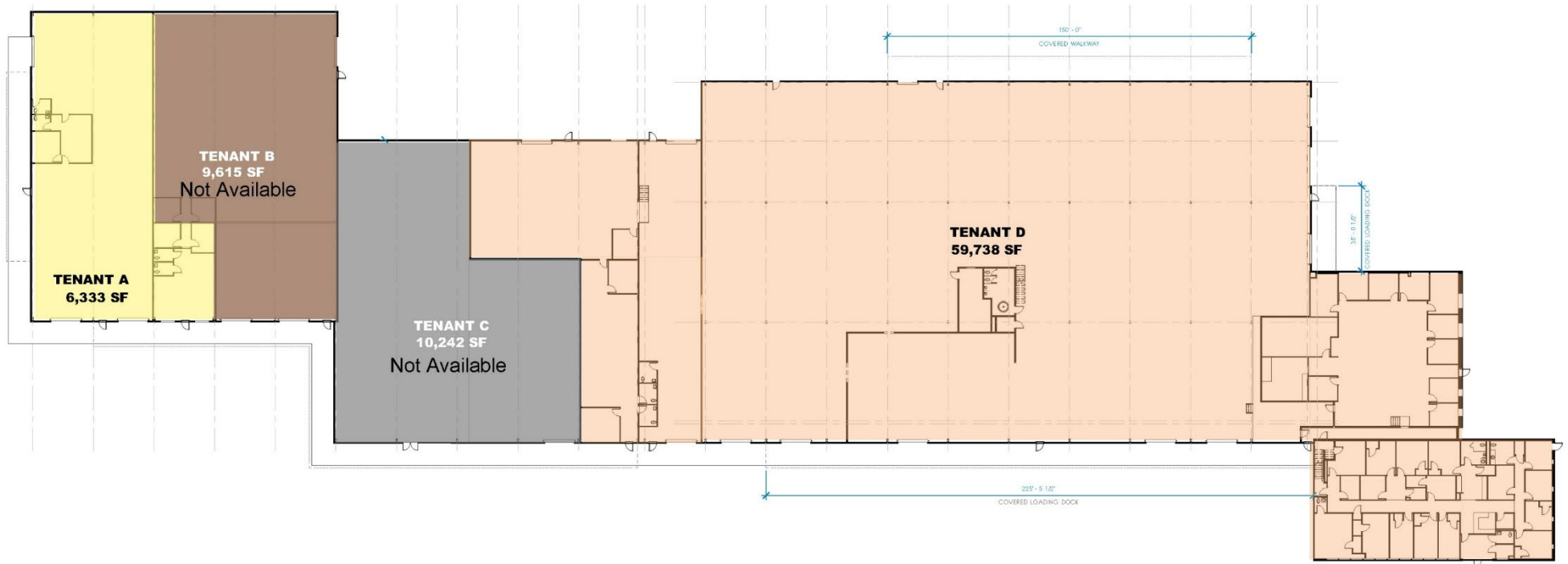


## Offering Summary

Total SF Available	70,408 SF
# of Spaces Available	3
Sublease Expiration	1/31/2031
Service Type	NNN
Tenant D Space Sublease Rate	59,738 SF \$9.00/SF
Tenant A Space Sublease Rate	6,333 SF \$12.00/SF
Maintenance Garage Sublease Rate	4,337 SF \$15.00/SF

# Floor Plan

## Sublease Space Available



# Property Details | Tenant D

## Property Specifications

Total Building SF	87,788
Sublease SF Available	59,738 SF
Office SF	16,900 SF
Year Built	1990   renovated 2018
Column Spacing	50' x 50'
Ceiling Height	20' to 25'
Dock Doors	(5) 12' x 12' with covered loading dock
Drive-in Doors	(5) 12' x 12', (1) 16' x 16' and (1) 8' x 8'
Ceiling Height	20' to 25'
Dock Doors	(5) 12' x 12' with covered loading dock
Drive-in Doors	(5) 12' x 12', (1) 16' x 16' and (1) 8' x 8'
Land	5.77 acres
Zoning	I-G General Industrial

## Amenities

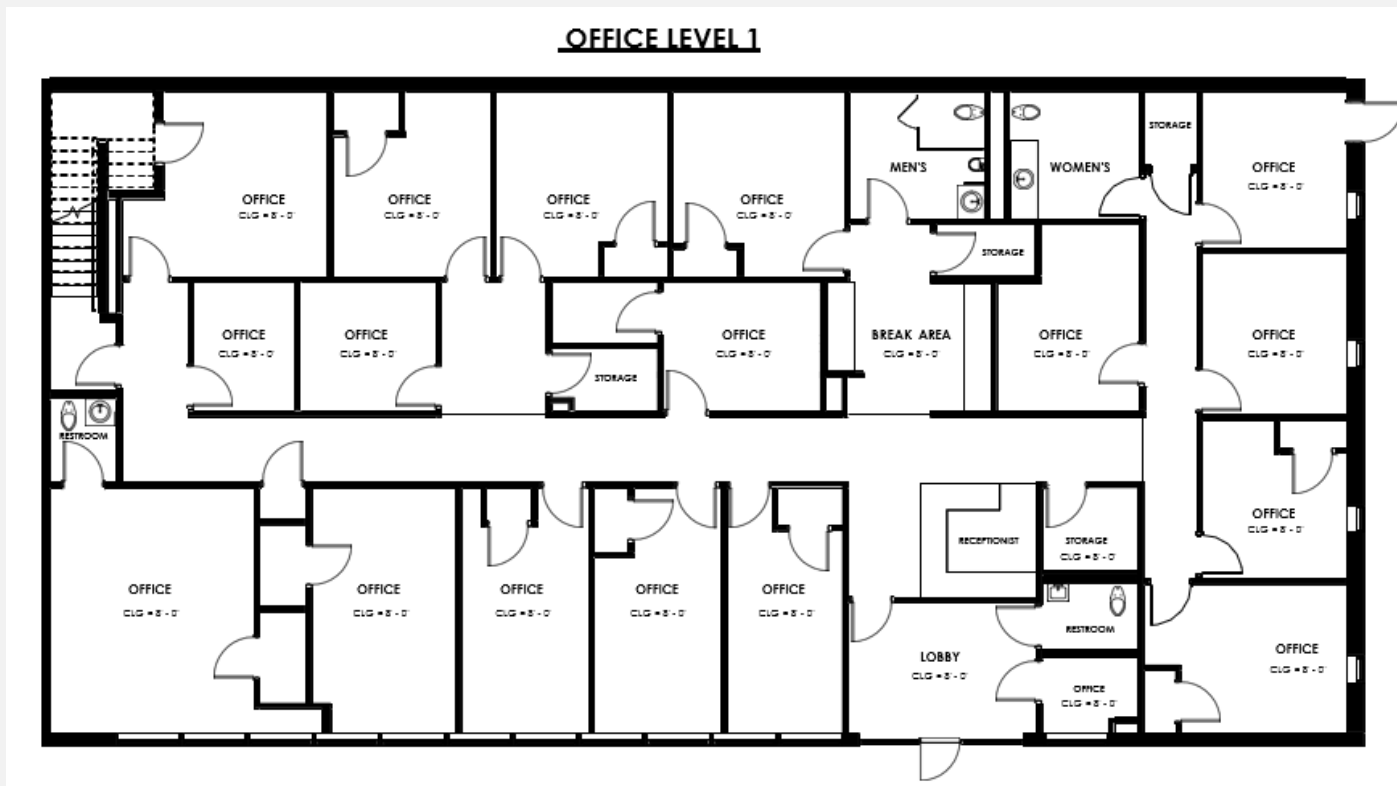
Central HVAC	Yes
Broadband	T1   T3
Gas   Propane	Yes
Power	3 separate services 1,200A   480/277V steps down to 120/208V
Sprinklers	Yes - Dry
Parking	50 spaces
Onsite Billboard	Billboard use to be negotiated





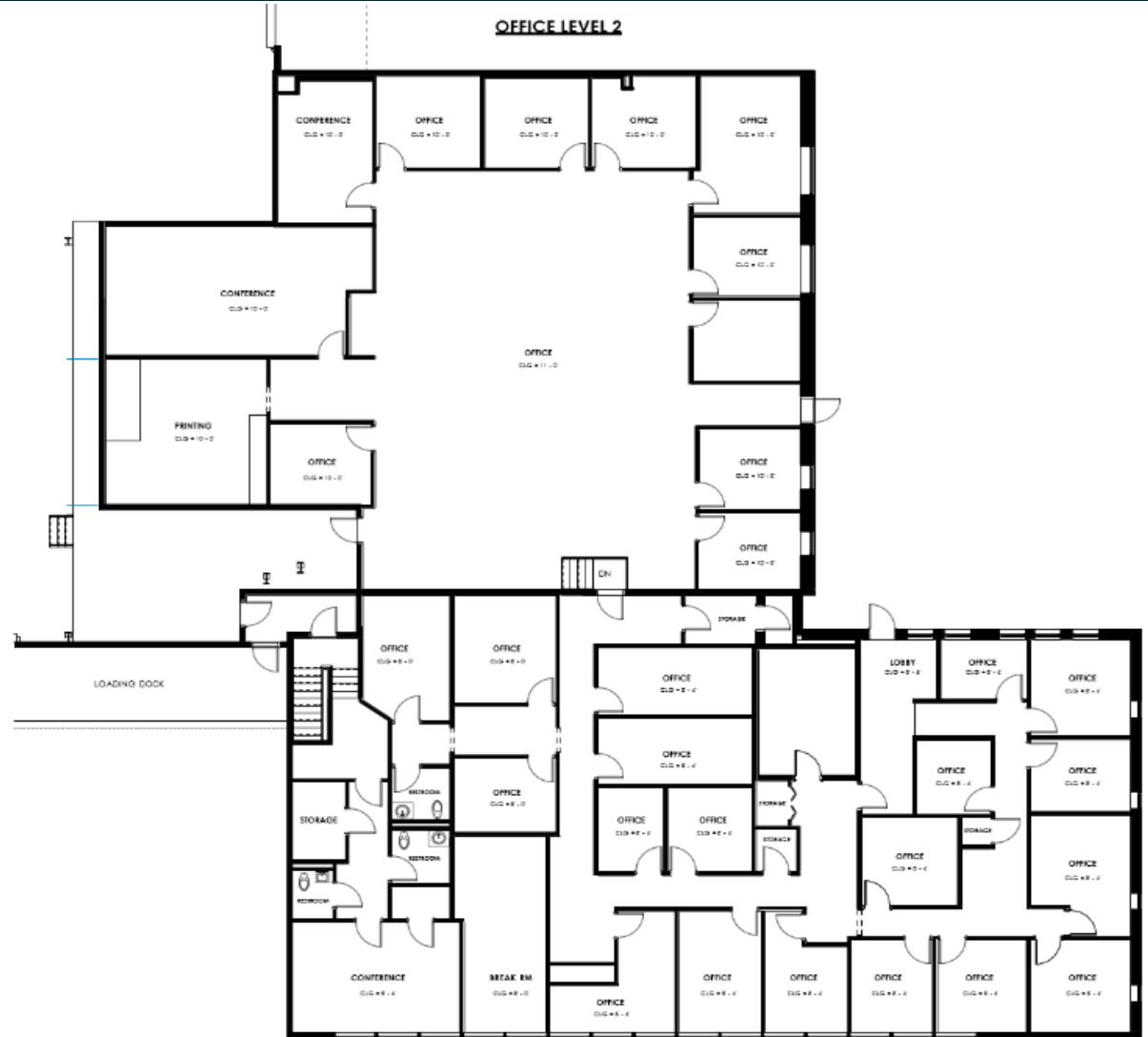
# Floor Plan | Tenant D

## Office Level 1



# Floor Plan | Tenant D

## Office Level 2



# Tenant A

## Space Offered Separately

### Offering Summary

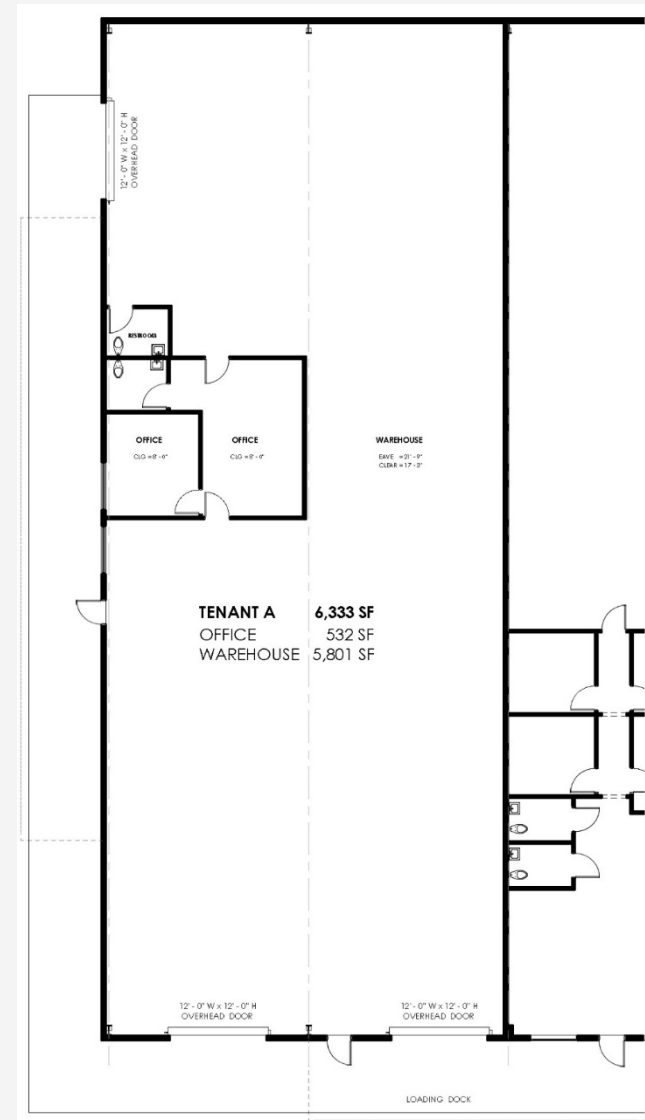
The space referred to as Tenant A is a standalone 6,333 SF flex unit available for sublease. It features independent entry and loading, 532 SF office space and (3) – 12' x 12' overhead doors.

### Sublease Terms

Sublease Rate	\$12.00/SF
Service Type	NNN
Sublease Expiration	1/31/2031

### Building Specifications

Total SF	6,333 SF
Office SF	532 SF
Warehouse SF	5,801 SF
Loading	(3) – 12' x 12' overhead doors with covered loading dock
Ceiling Height	21'9" eave   17'3" clear height
Column Spacing	25' x 25'
Sprinklers	Yes - Dry
Power	200A   120/208V   3-phase
Parking	5 spaces



3600 PAPERMILL DRIVE

# Tenant A Photos



# Maintenance Garage

Space Offered Separately

## Offering Summary

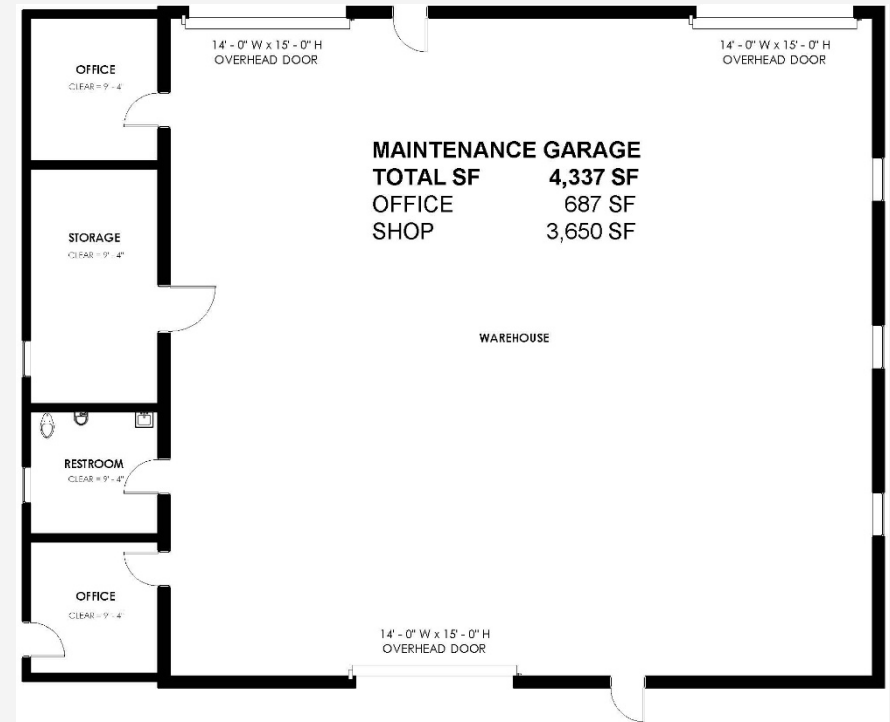
The maintenance garage space is a standalone 4,337 SF freestanding building available for sublease. Featuring clear heights that accommodate trucks, trailers and service vehicles, this property is ideal for a variety of uses including fleet maintenance, trades, service contractors or equipment opportunities.

## Sublease Terms

Sublease Rate	\$15.00/SF
Service Type	NNN
Sublease Expiration	1/31/2031

## Building Specifications

Total SF	4,337 SF
Office SF	687 SF with private restroom and storage
Shop SF	3,650 SF
Loading	(3) – 14' x 15' overhead doors Drive-through fleet configuration
Ceiling Height	20'10" eave   18' clear
Power	200A   120/208V   3-phase
Parking	10 spaces







3600 PAPERMILL DRIVE

# Demographics

## 1 MILE

6,676

2025 Population

362

2025 Businesses

\$50,703

2025 Average Household Income

## 3 MILES

64,176

2025 Population

4,356

2025 Businesses

\$78,738

2025 Average Household Income

## 5 MILES

151,363

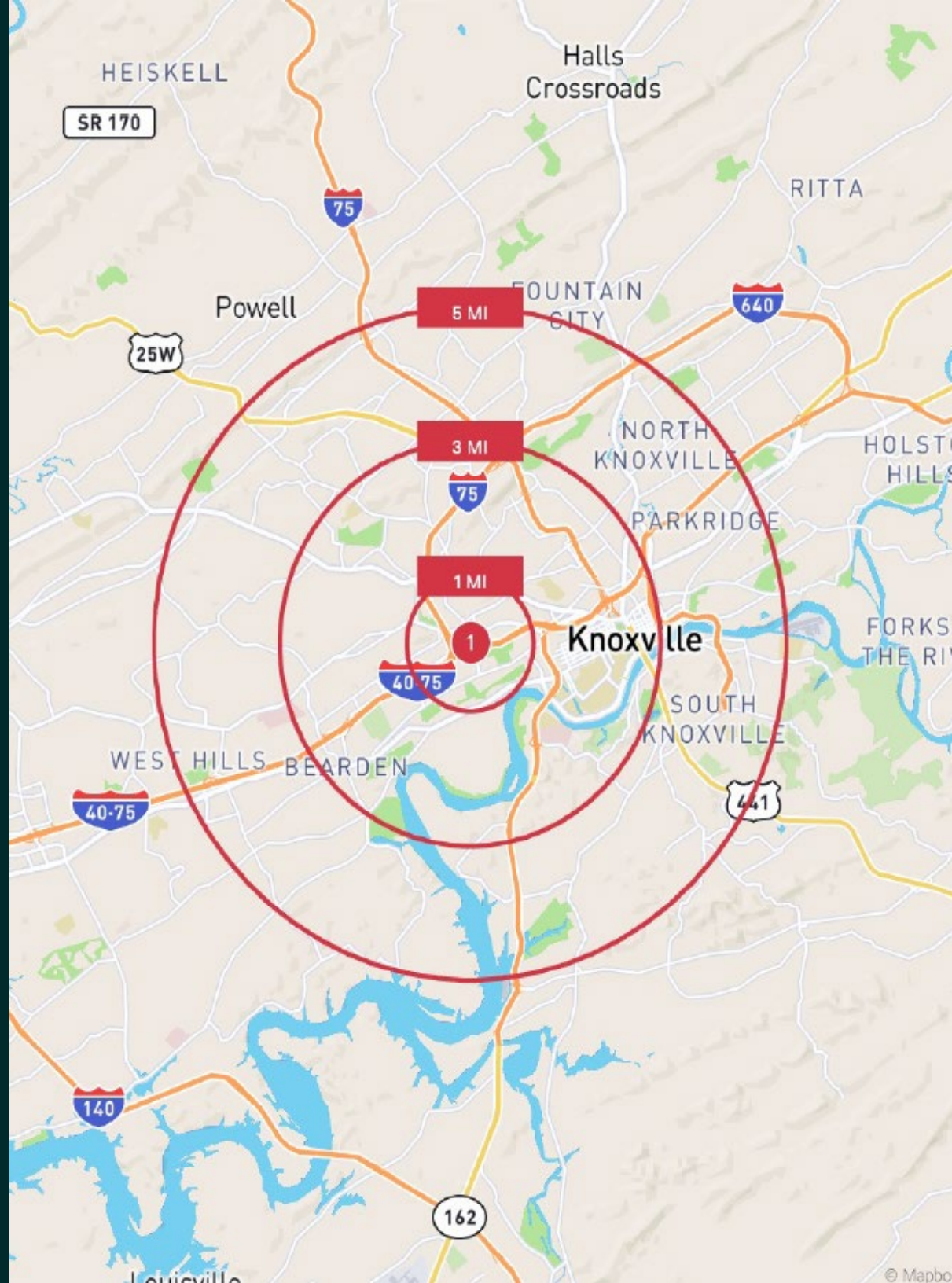
2025 Population

8,116

2025 Businesses

\$83,701

2025 Average Household Income



# Contact Us



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