

FOR LEASE

10,000 sf Industrial / Office Off I-40 at Cherry Street

2847 John Deere Drive, Suite 102, Knoxville, TN 37917



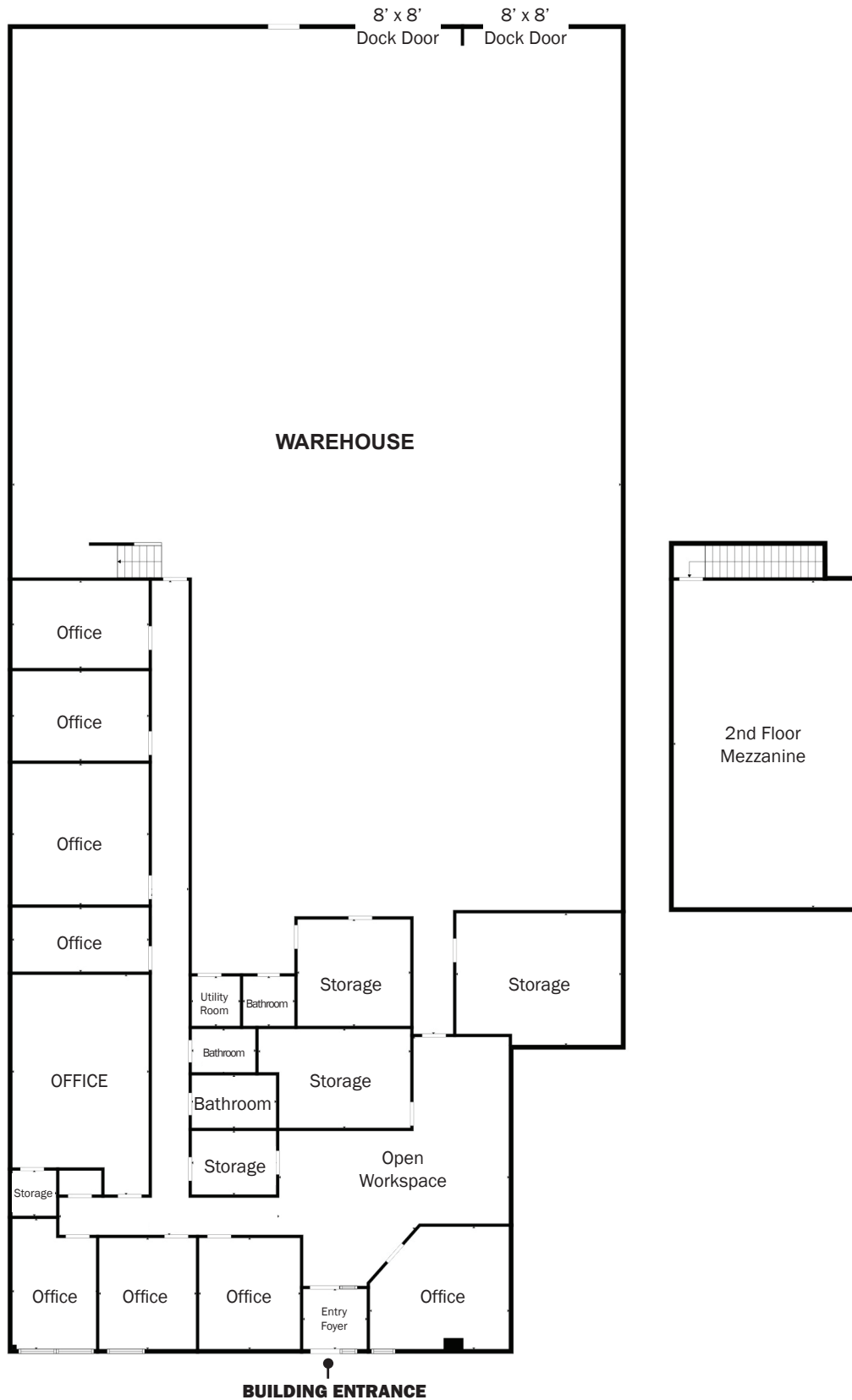
GENERAL

- **Zoning:** I-G: General Industrial Zoning District
- **Permitted Uses:** Manufacturing, fabricating, processing, wholesale distributing, warehousing, government office, research & development and more
- **Lease Type:** Modified Gross
- **Landlord Responsibilities:** Roof, Structure, Foundation, Property Tax, Building / Fire Insurance
- **Tenant Responsibilities:** Utilities, Interior Maintenance / Repairs, HVAC Maintenance, Liability Insurance, Trash, Lawn Maintenance & Utilities
- **Monthly Rent:** \$10,000
- **Additional Rent:** Increases in Property Tax / Building Insurance
- **Security Deposit:** \$10,000
- **Prime Location:** Great industrial development just off I-40 at Cherry Street, convenient to I-75 and downtown Knoxville

PROPERTY HIGHLIGHTS

- 10,000 sf Total
- Appox 6,600 sf Warehouse
- Two 8' x 8' Dock Doors (48" High)
- 17'6" Ceiling Height
- 4" Concrete Floors
- 750 sf Mezzanine w/ 9'6" Ceilings
- 3 Phase, 200 Amp, 120/480 V Electric
- LED Lighting
- 3,400 sf Office
- Nine Offices, Three Bathrooms, Three Storage Rooms & Mezzanine
- Utilities: Knoxville Utilities Board
- Masergy 1GB Dedicated Internet

FLOOR PLAN



Furrow • Strickland
REAL ESTATE SERVICES

CONTACT INFORMATION

Wes Cate

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