

For Lease

10,000 - 21,952 SF | \$11.50 SF/yr  
Industrial Space



## 1640 Island Home AVE

1640 Island Home Ave  
Knoxville, Tennessee 37920-1814

### Property Highlights

- 21,952 SF total office and warehouse facility available for lease
- Lease the entire property or select a smaller building footprint
- Building 1: 10,600 SF total
- 3,000 SF office
- 7,600 SF warehouse
- Building 2: 11,352 SF total
- 1,600 SF office
- 9,752 SF warehouse
- Approximately 1.78-acre site
- Secure fenced yard serving Building 2

### Offering Summary

Lease Rate:	\$11.50 SF/yr (NNN)
Building Size:	21,952 SF
Available SF:	10,000 - 21,952 SF
Lot Size:	1.78 Acres

### Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	269	1,080	4,438
Total Population	475	1,941	8,866

### For More Information

**Mary Ellen Kilburn**

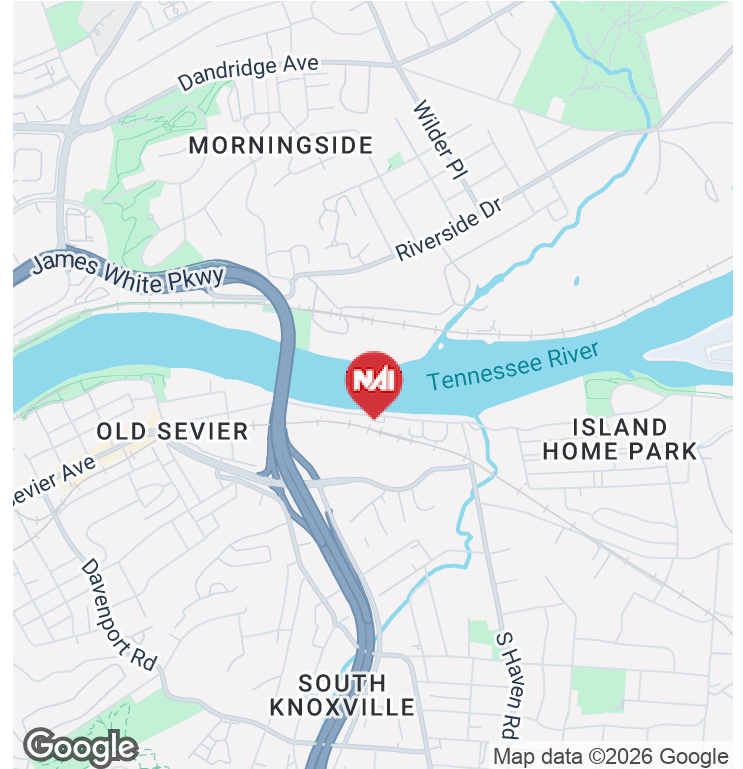
O: 865 531 6400  
mekilburn@koellamoore.com

**Roger M. Moore, Jr, SIOR**

O: 865 531 6400  
rogermoore@koellamoore.com

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**Offering Summary**

Lease Rate:	\$11.50 SF/yr (NNN)
Building Size:	21,952 SF
Available SF:	10,000 - 21,952 SF
Lot Size:	1.78 Acres
Year Built:	1950
Zoning:	SW-2: South Waterfront
Market:	East Tennessee

**Property Overview**

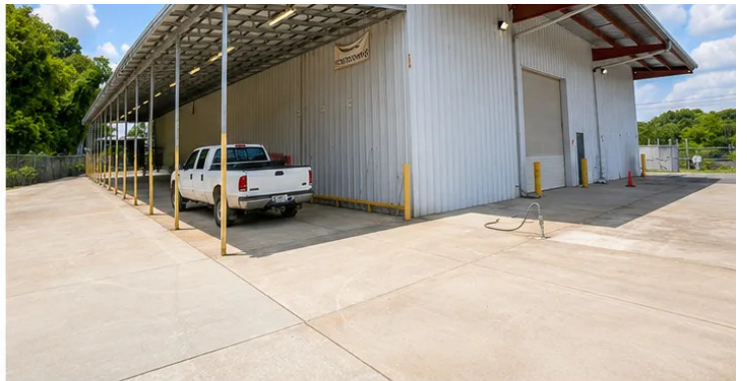
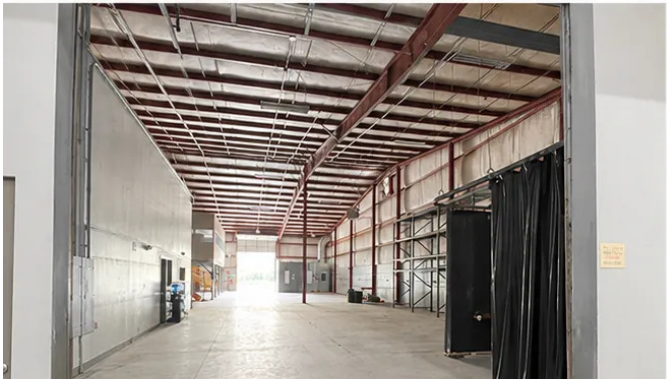
Flexible office and warehouse property available for lease at 1640 Island Home Avenue in Knoxville’s South Waterfront area. The property offers approximately 21,952 square feet across two buildings and may be leased in its entirety or divided to accommodate a smaller footprint.

Building 1 contains approximately 10,600 square feet, including 3,000 square feet of office space and 7,600 square feet of warehouse space. Building 2 contains approximately 11,352 square feet, including 1,600 square feet of office space and 9,752 square feet of warehouse space. Building 2 also benefits from a secure fenced yard, providing additional outdoor storage and operational flexibility.

The property includes loading and overhead door access, ample maneuvering and storage areas, and prominent frontage along Island Home Avenue. This versatile facility is well suited for distribution, service, storage, light industrial or office and warehouse users seeking a centrally located Knoxville property.

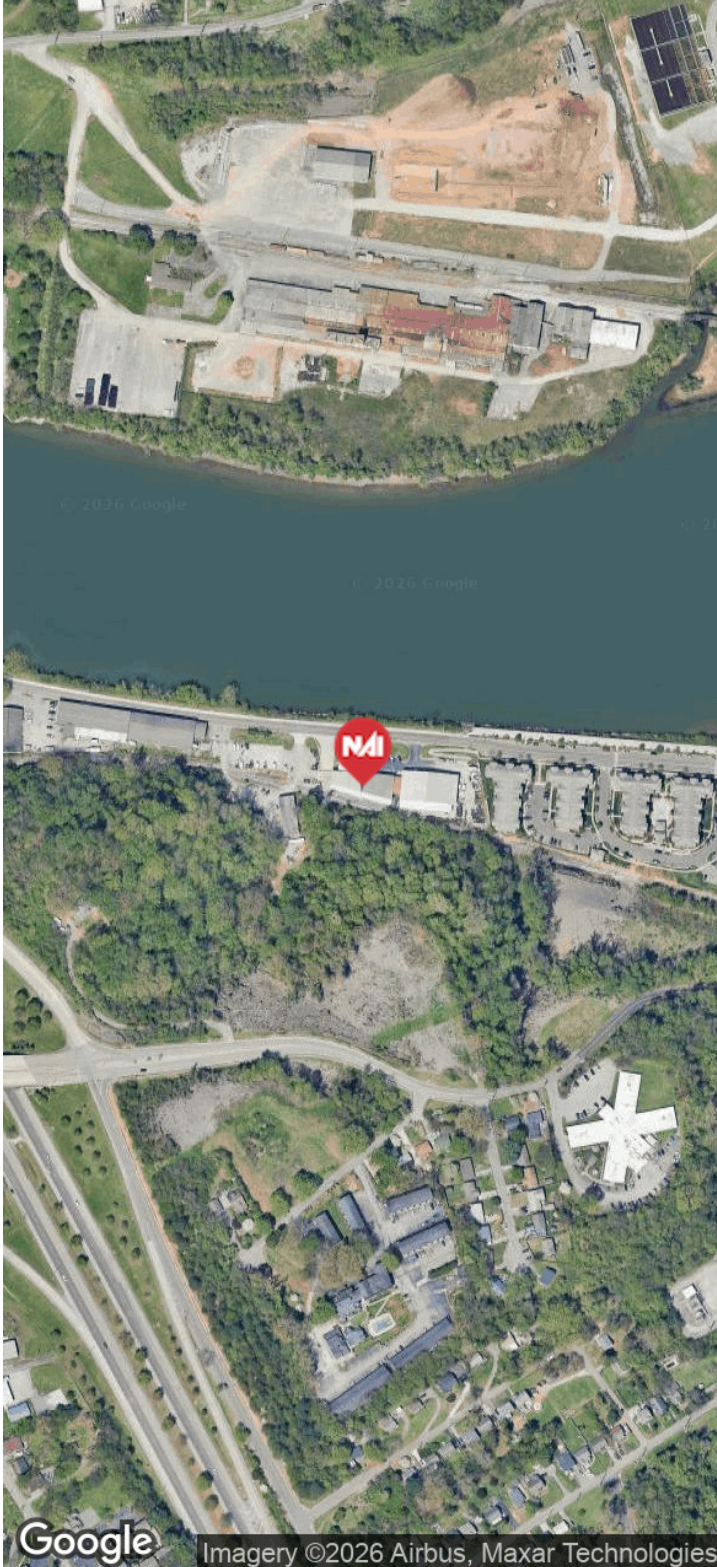
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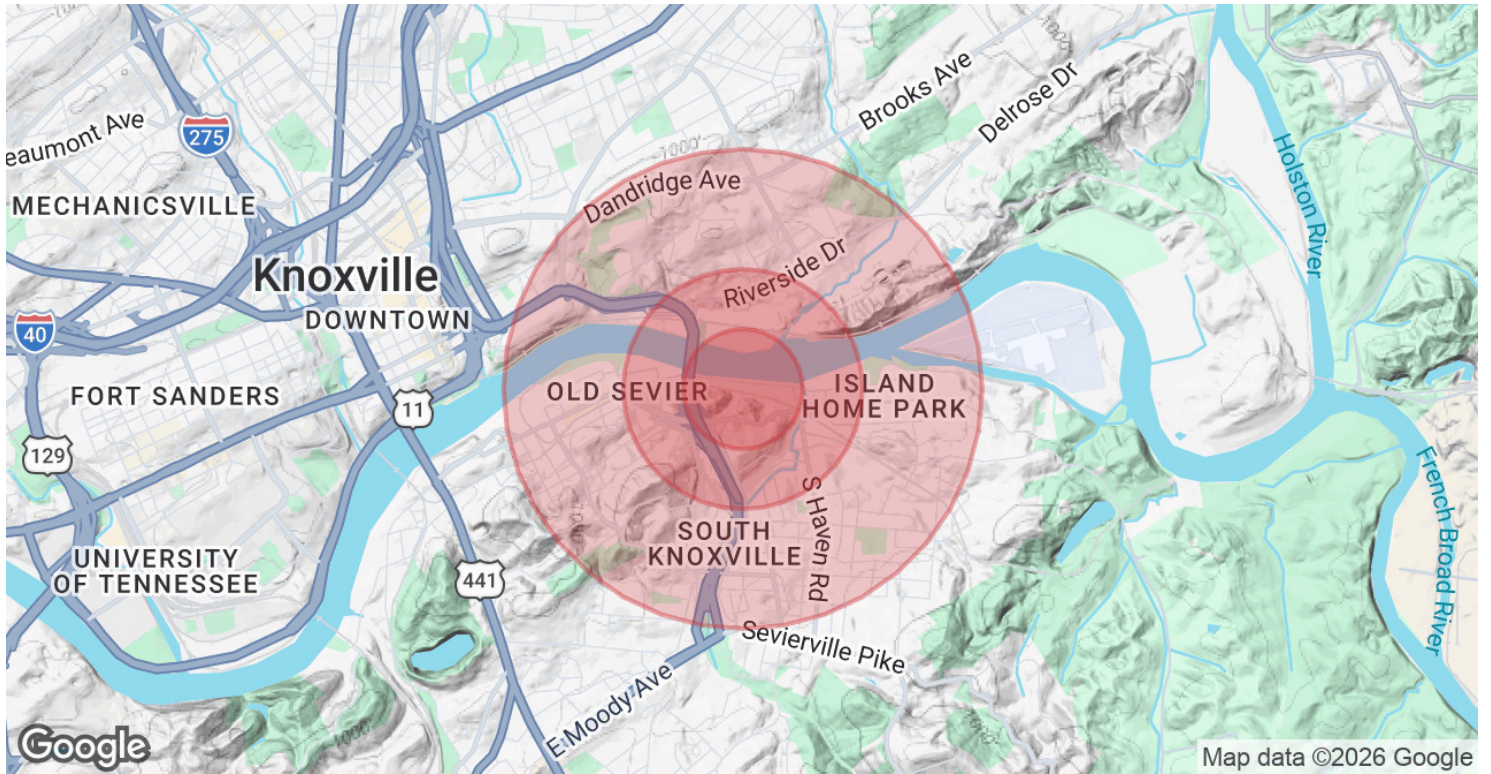
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	475	1,941	8,866
Average Age	36.1	33.8	32.0
Average Age (Male)	36.0	33.6	31.7
Average Age (Female)	37.3	35.5	33.0
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	269	1,080	4,438
# of Persons per HH	1.8	1.8	2.0
Average HH Income	\$83,794	\$65,267	\$53,489
Average House Value	\$224,799	\$238,912	\$198,858

2023 American Community Survey (ACS)



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### Mary Ellen Kilburn

Senior Advisor

mekilburn@koellamoore.com

Direct: 865.531.6400 | Cell: 865.567.8515

### Professional Background

Collaborative and Client Focused Commercial Real Estate and Business Development Professional specializing in site location for entertainment and experiential retail projects in tourism markets. Experienced in retail, hospitality, entertainment, and mixed use commercial property projects including renovation and redeployment of aged properties through innovative and creative solutions. Strong network of real estate professionals and developers, business leaders and executives in a variety of market segments, and through involvement in industry and community associations

### Education

B.S. in Marketing from Louisiana State University

### Memberships

- International Council of Shopping Centers, ICSC
- International Association of Amusement Parks and Attractions, IAAPA
- Licensed Affiliate Broker, Tennessee Real Estate Commission
- Founding Board Member, CREW East Tennessee
- Steering Committee Member, Urban Land Institute Knoxville
- NAI Global Women's Alliance
- NAI Global Retail Council

NAI Koella | RM Moore  
255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865.531.6400



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### Roger M. Moore, Jr, SIOR

President

rogermoore@koellamoore.com

Direct: 865.531.6400 | Cell: 865.755.8774

### Professional Background

Roger Moore Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties. Roger began his career in the industry in 1980 as a licensed realtor selling real estate for his father who at the time had the largest real estate company in the state of Tennessee. In 1995 following in his father's footsteps Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN) where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017 Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee now known as NAI Koella | RM Moore. Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees but he also specializes in providing commercial property tenant acquisition and property management services through offices in both Knoxville and Sevierville Tennessee.

### Education

University of Tennessee

### Memberships

Professional Designations: Society of Industrial and Office Realtor (SIOR) 2018 CCIM Broker of the Year Award Previously Licensed Real Estate Broker in both Kentucky and North Carolina Current and Past Affiliations: Leadership Knoxville Farragut and West Knoxville Rotary Knoxville Chamber of Commerce - Past Board Member Harmony Adoptions - Past Board Member Foster Care - Past Board Member Concord Sertoma - Past President The Young Entrepreneurs Organization Boy Scouts of America American Red Cross - Past Board Member

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