



436,332 SF Industrial Space

For Lease

Heavy Industrial Campus

2121 Holston Bend Drive
Mascot, TN 37806
Knox County

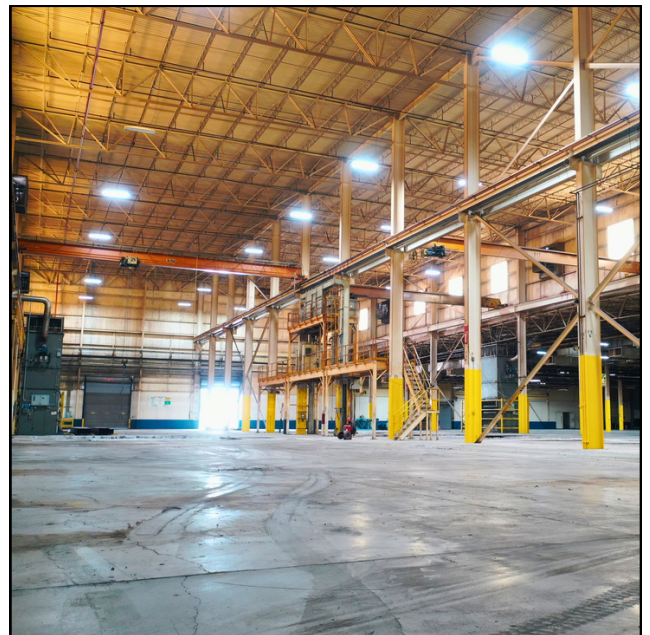


Property Information

Located in Eastbridge Business Park in Knox County, TN, this 436,332 SF heavy manufacturing facility spans 23 acres and features high-capacity utilities, flexible warehouse and office space, and convenient access to major transportation routes just 14 miles from downtown Knoxville.

Specifications

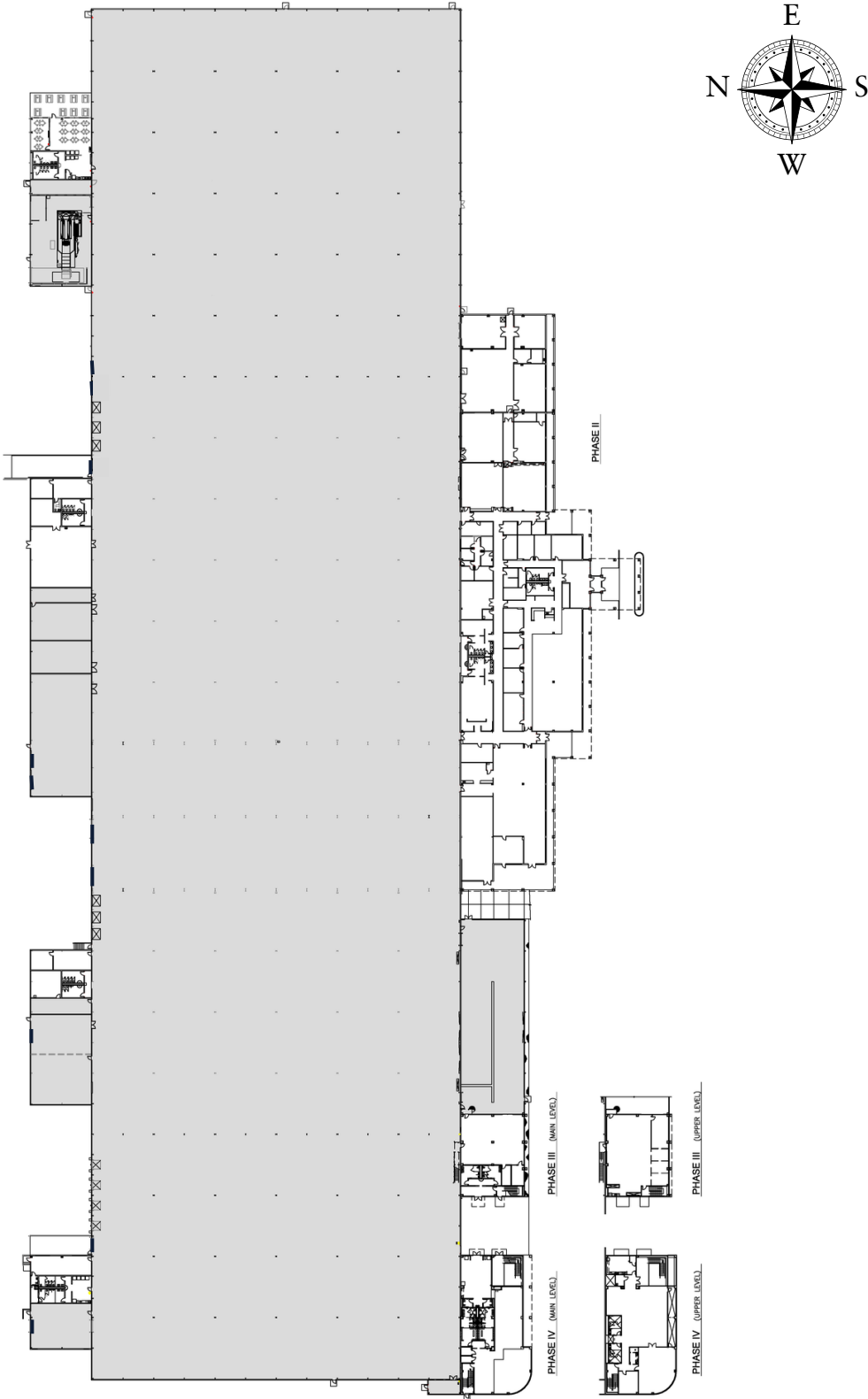
Total Available:	436,332 SF
Gross Land Area:	~ 23 acres
Zoning:	Industrial
Year Built:	1995 Additions in 2002 & 2005
Electrical:	20,000A 480V
Ceiling Heights:	24' clear on East and West side 51' clear in high bay
Column Spacing	50' x 50'
Overhead Doors:	10
Docks:	11
Warehouse SF:	Approx. 367,324 SF
Office SF:	Approx. 69,008 SF
Sprinklers:	Wet-sprinklered
Parking Spaces:	368
Lease Type:	NNN
Lease Rate:	\$7.25 / SF
Utilities:	Heavy
Lighting:	LED
Climate Control:	Heated & Cooled Throughout



Additional Features

- Compressed Air Throughout
- 6 Cranes (Varying from 5-ton to 10-ton)
- Executive Office Suite
- Cafeteria
- Gym

Floorplan



Manufacturing Floor

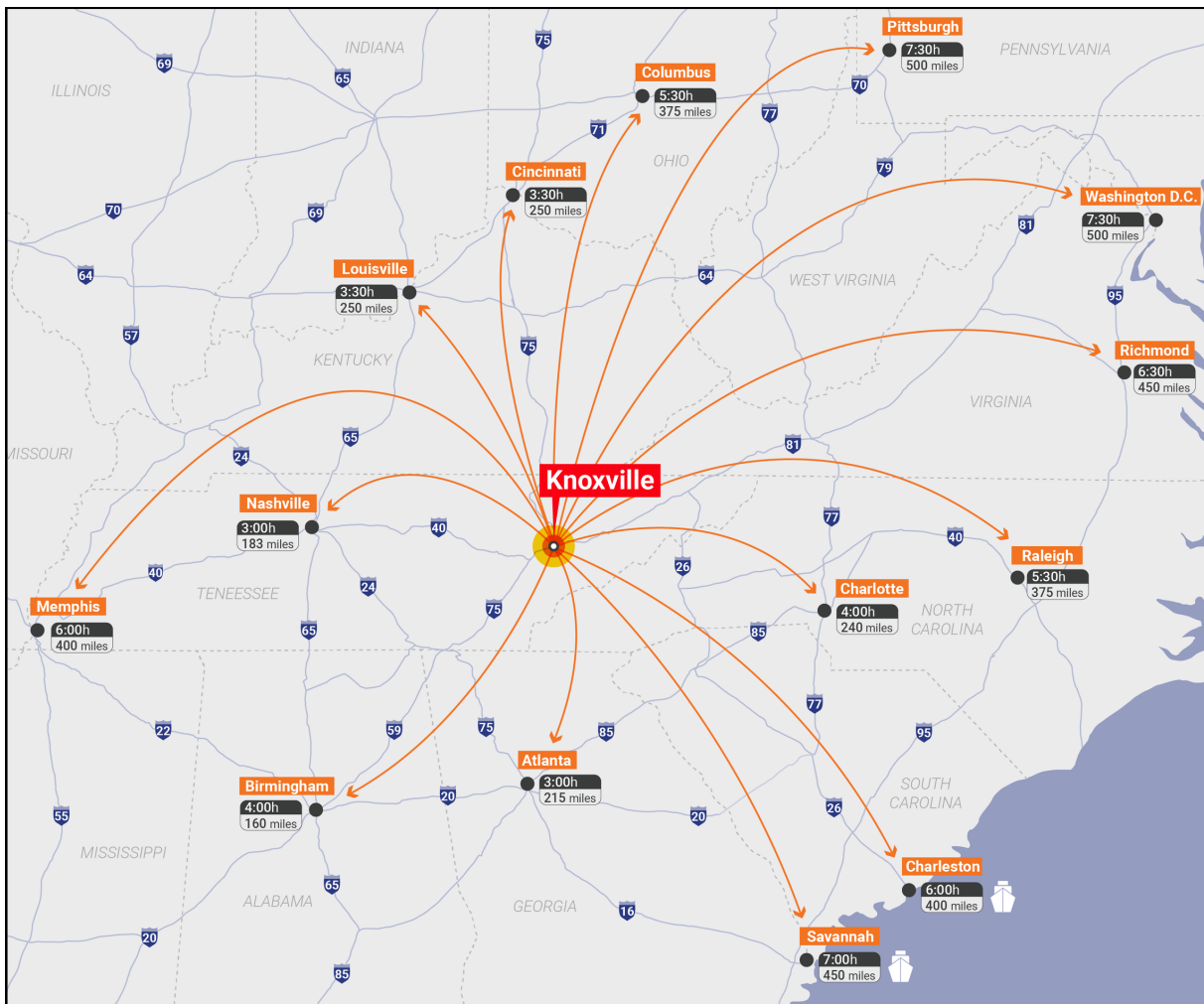


Corporate Office



Location Overview

- Located in Knox County's Eastbridge Business Park, this property sits just 14 miles from downtown Knoxville, TN.
- Knoxville has a growing MSA population (~946,264), with an eager workforce (3.2% unemployment rate), and a cost of living 14% below the national average.
- The area has a vibrant economy, anchored by institutions like the University of Tennessee, the Oak Ridge National Laboratory, and the Tennessee Valley Authority.
- Situated at the intersection of I-40, I-75, and I-81, Knoxville is a centralized transportation hub for several major population centers.
- McGhee Tyson Airport flies to 28 non-stop destinations, with 99 flights per day to places like NYC, DC, DFW, ATL, etc.
- Residents enjoy a dynamic outdoor lifestyle, with 6,414 acres of parks and 218 miles of greenway, a thriving lake and boating culture, and less than an hour drive to the Great Smoky Mountains National Park.
- Knoxville is home to a lively arts and culture scene, supported by the Tennessee Theatre, the Bijou Theatre, the Knoxville Museum of Art, Big Ears Festival, and numerous other galleries and festivals.



Companies locating or expanding in Knoxville can benefit from a business-friendly tax and incentive structure overseen by the State of Tennessee, the Tennessee Valley Authority, and our local governing bodies. Scan the QR code for more information.



Additional Information

Mollenhour Gross Real Estate

Since 2004, Mollenhour Gross Real Estate has been developing, acquiring, and managing real estate in East Tennessee. Founded by entrepreneurs who have built and operated manufacturing, distribution, and service businesses, we understand the challenges that our clients face. We know what it means to be a tenant, to make payroll, to be constrained in congested space, to need more employee parking, to be a buyer, and to be a seller. Those personal experiences help us serve you and our other clients better.

One of our team's guiding principles is to "treat others as we would wish to be treated if roles were reversed". With this in mind, we strive to communicate clearly, to make decisions efficiently, and to follow through on all of our commitments. We welcome the opportunity to serve you and to help solution your needs.

For more information, click [here](#) or scan the QR code to visit our website.

