

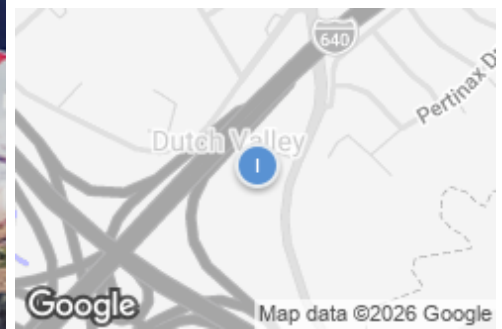
Owner Financing-High Clearance Indust...

Industrial: Warehouse/Office For Sale

4001 Bruhin Rd, Knoxville, TN, 37918

Prepared on February 25, 2026

1 of 1 Listings



Listing Details | Industrial For Sale

Secondary Uses	Land, Multi-Family	Days On Market	8 days
Total Available Space	Unknown	Date Listed	2/17/2026
Asking Price	\$2,000,000	Last Modified	2/24/2026
Listing Price Per SF	\$79.00	Listing ID	44399992
Cap Rate (Actual)	-	Electric Service	Yes
Total Income	\$6,717	Clear Height	-
Signage	On Building & Free-Standing	Ceiling Height	-
Show Instructions	Call broker	Dock High Doors	1
Financing Avail.	Yes	Grade Level Doors	1
Gross Sched. Rents	\$6,717	Parking Spaces	-
Tax Year	2025	Water	Yes
Vacant	-	Sanitary Sewer	Yes
Available Date	2/17/2026		

Description

4001 Bruhin Road is a rare industrial redevelopment gem in North Knoxville, offering unmatched scale, dramatic ceiling heights, and prime interstate visibility at the base of Sharp's Ridge directly overlooking the I-640 / I-275 interchange.

Priced at \$2,000,000, this 2.97-acre site (approx. 129,367 SF) features a massive 25,316 SF building (built 1973) that a full-size Class A RV can drive straight through end-to-end. The front section provides 13-14 ft clear heights with flex/auto repair space, while the enormous rear former foundry boasts 30+ ft clear heights—one of the most impressive industrial interiors in the region. Additionally, two quality residences have been built out inside the building and can easily serve as on-site living quarters, event spaces, or professional offices.

Zoned I-MU (Industrial Mixed-Use), the property is ideal for continued industrial use, large-scale events, a destination brewery, or ground-up redevelopment into large multifamily (subject to rezoning). With minor clearing and gravel, the site can accommodate parking for over 100 vehicles.

Seller prefers owner financing: 15-year term, 20% down, interest at 2% over Wall Street prime (adjusted every 5 years), with a 10% prepayment penalty if paid off within the first 5 years.

Located just 1 mile from the booming Happy Holler district on Central Street—Knoxville’s vibrant renaissance neighborhood filled with breweries, cafes, shops, and nightlife—the site enjoys thousands of daily interchange vehicles plus quick access to downtown and Fountain City. Full utilities, 3-phase power, grade-level doors, and roll-up access are already in place. The building currently generates cash flow from compatible tenants and can deliver vacant for immediate redevelopment.

In a market hungry for unique industrial/event/brewery spaces and multifamily sites near Happy Holler’s energy, 4001 Bruhin Road delivers immediate usability and tremendous upside.

Contact us for details or to schedule a private tour.

Investment Highlights...

Property Features

Location Details

Address	4001 Bruhin Rd, Knoxville, TN, 37918	Parcels	0690A002
Zoning	I-MU	Name	4001 Bruhin Rd
County	Knox	Nearest MSA	Knoxville

Building Details

Sub Type	Warehouse/Office	Clear Height	-
Building Status	Existing	Ceiling Height	-
Building Size	25,316 SF	Dock High Doors	1
Land Size	2.97 Acres / 129,373 SF	Grade Level Doors	1
Number of Buildings	1	Rail Doors	Not present
Number of Floors	1	Sprinklers	-
Year Built	1973	Water	Yes
Primary Constr. Type	Framed	Sanitary Sewer	Yes
Occupancy Type	Single Tenant	Rail Service	No
Yard	-	LEED Level	0
Electricity	Yes		

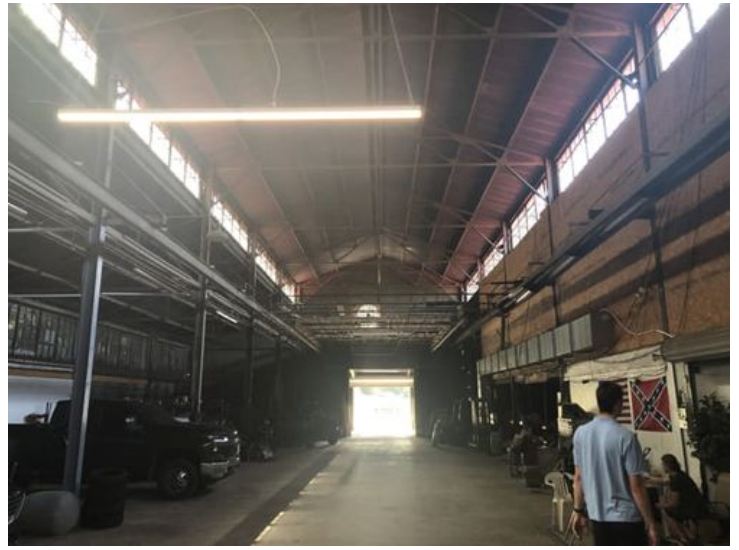
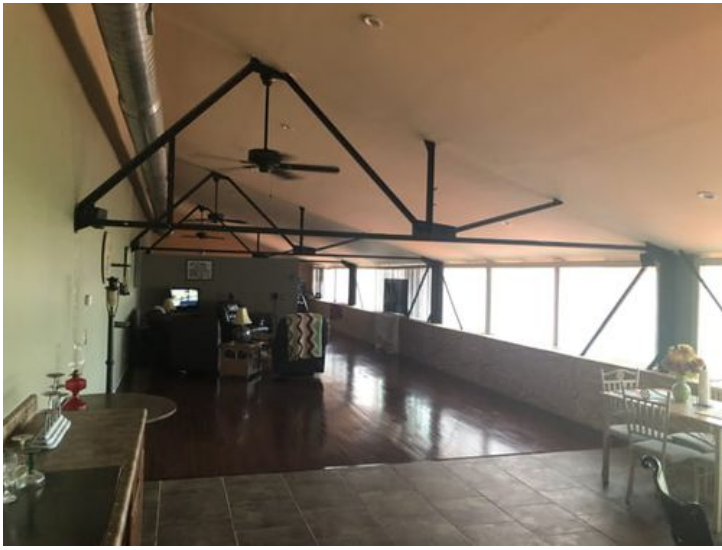
Property Listings

1 Listing | --- | \$2,000,000

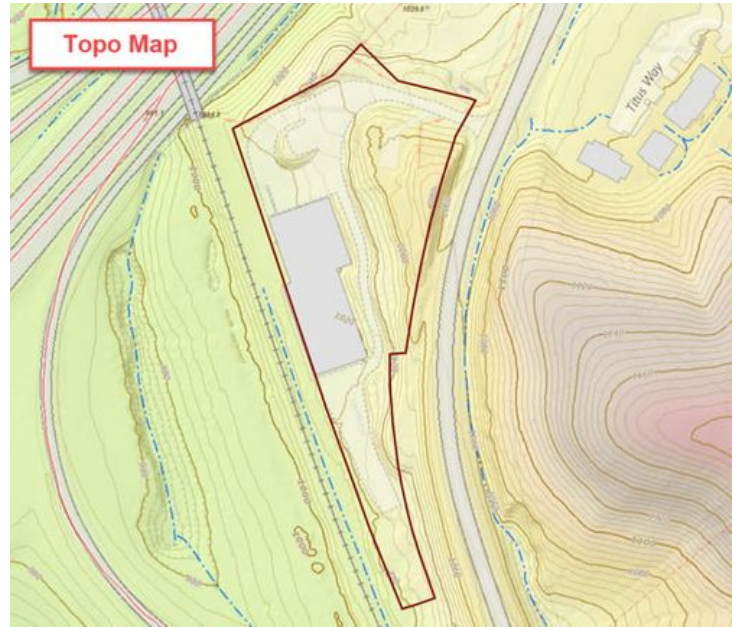
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	-	\$2,000,000	2/17/2026	-	-	-	-	-	-

Additional Photos









Contact



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