



303 East Anderson Avenue

Knoxville, Tennessee 37917

Property Highlights

- Total Building Area: 13,476 SF (3 contiguous bays)
- Concrete flooring throughout
- 10' standard throughout clear height with rear section of Bay A featuring a 15' clear height (446 SF)
- Power Service: Single-phase power
- Lease Structure: NNN
- 5 Drive-In Grade Level Doors
- 6 Restrooms
- Break Room/Kitchen
- Stand Alone HVAC Units Servicing Each Bay

Offering Summary

Lease Rate:	\$13 SF/yr (NNN)
Building Size:	13,476 SF
Available SF:	13,476 SF

Demographics	5 Miles	10 Miles	15 Miles
Total Households	68,503	148,430	221,763
Total Population	159,563	356,924	546,771

For More Information

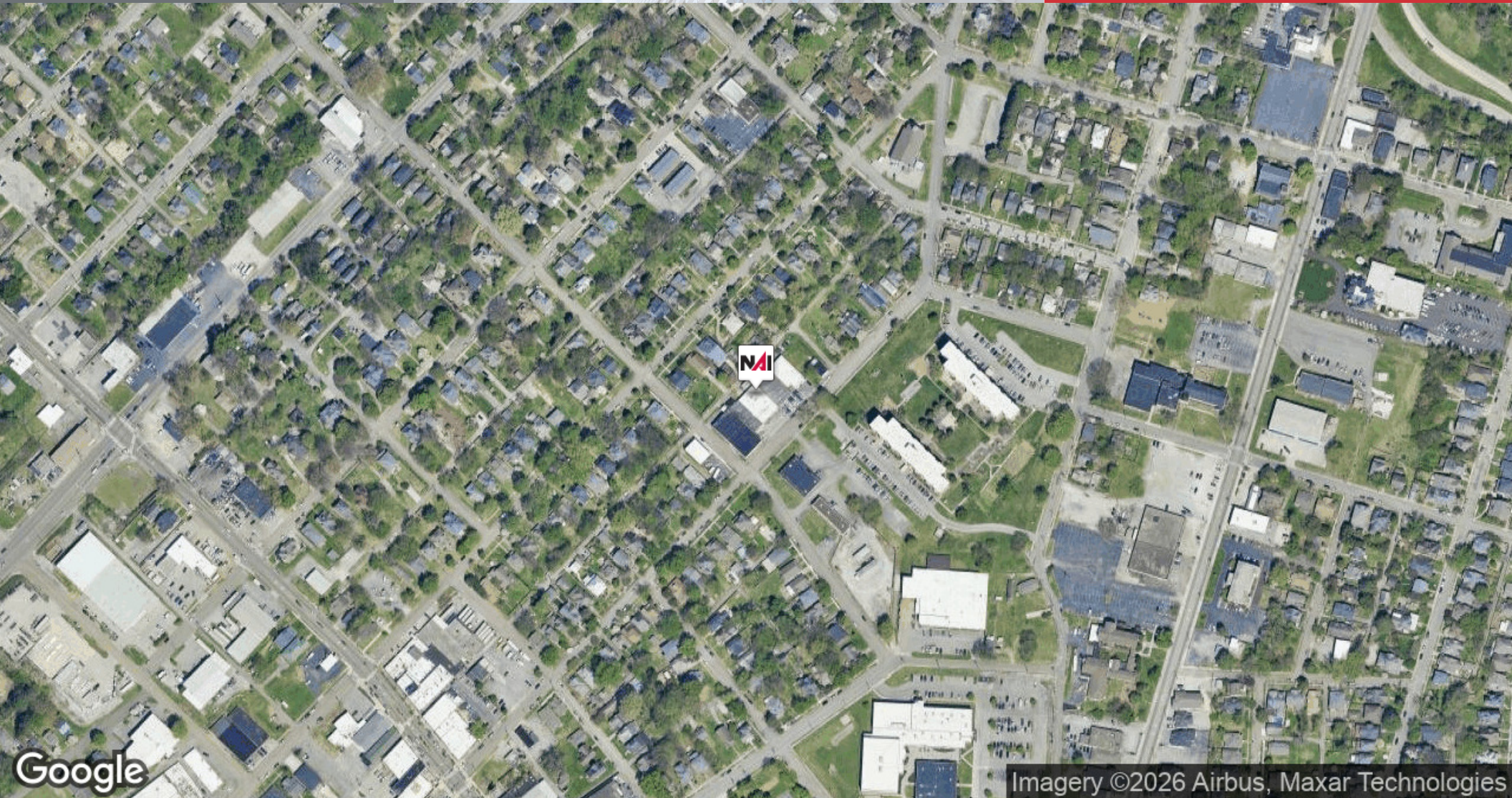
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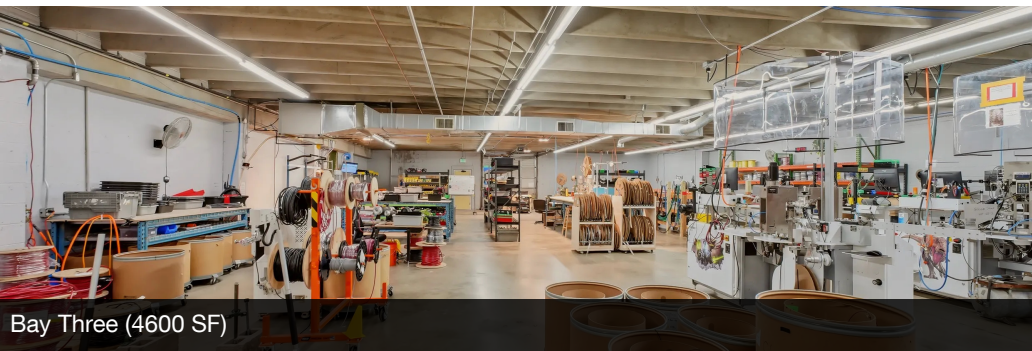
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Bay One (3482 SF)



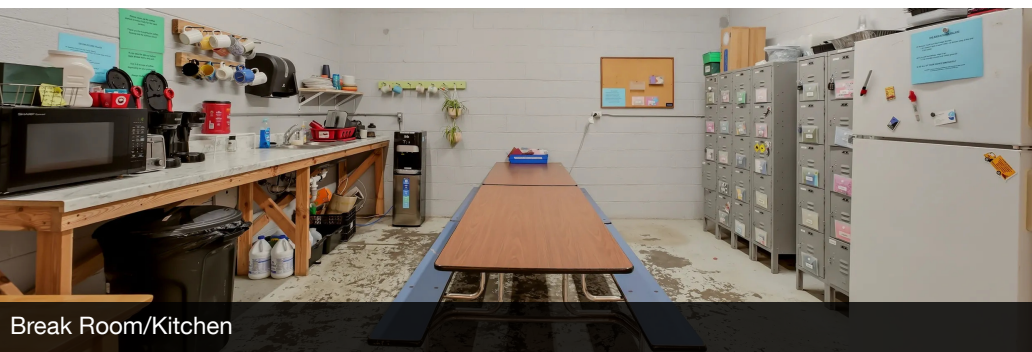
Bay Two (6000 SF)



Bay Three (4600 SF)



Main Entry Way



Break Room/Kitchen



Office in Bay One

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Front Exterior- One Grade Level Drive in Door



Rear Exterior- Four Grade Level Drive In Doors



Front Exterior- 3 Entry Way Doors



Rear Exterior- Two Back Exit Doors

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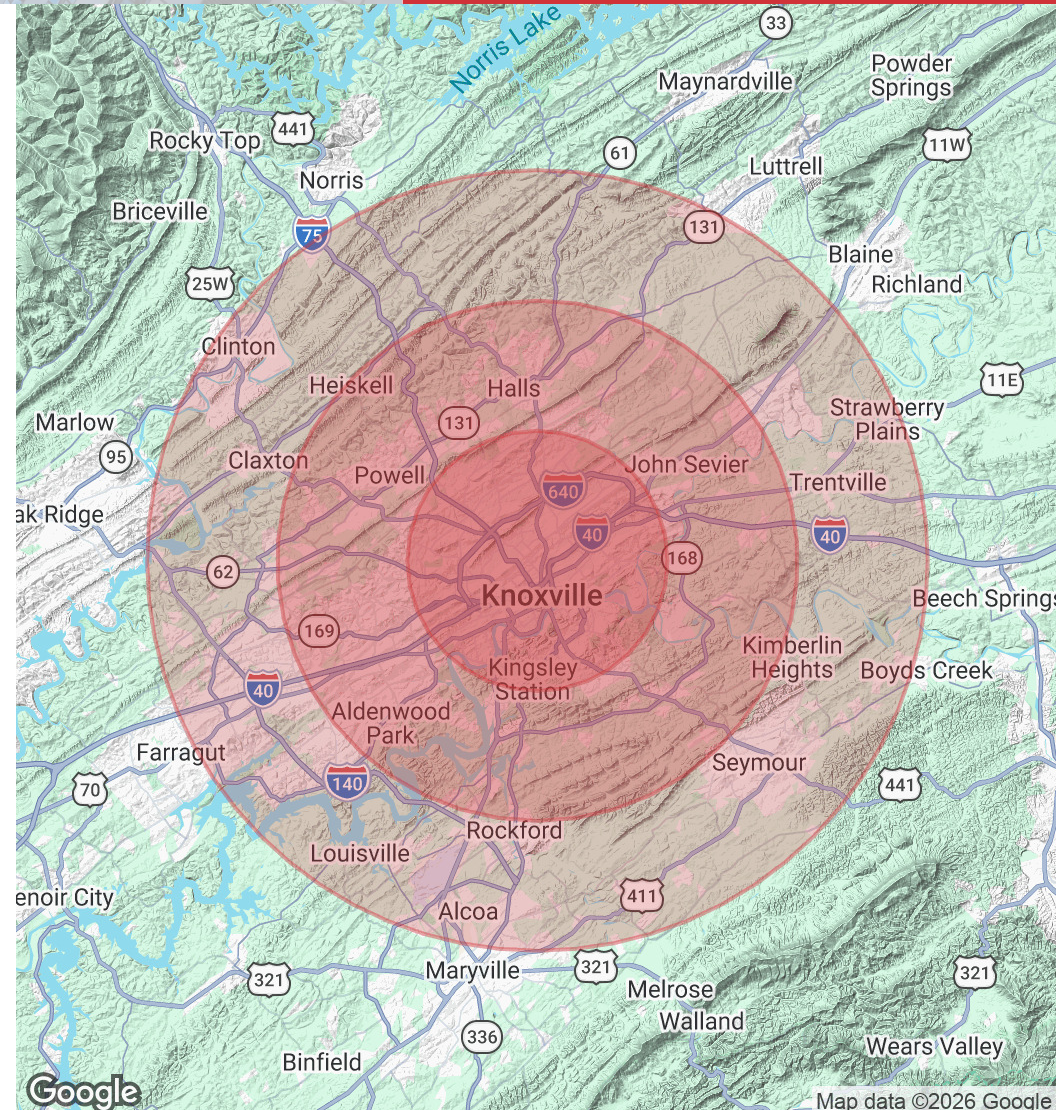
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For Lease

13,476 SF | \$13 SF/yr
Industrial Space

Population	5 Miles	10 Miles	15 Miles
Total Population	159,563	356,924	546,771
Average Age	34.9	37.9	39.1
Average Age (Male)	33.9	36.8	37.9
Average Age (Female)	35.6	39.0	40.4
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	68,503	148,430	221,763
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$66,500	\$86,418	\$95,205
Average House Value	\$242,242	\$293,145	\$314,136

2023 American Community Survey (ACS)



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