

Industrial | For Lease

CBRE

# 14542 El Camino Lane Lenoir City, TN 37771



## Offering:

±37,500 SF to ±75,000 SF available for lease

Available August 2026

\$9.75/SF NNN

## Property Features:

- ±75,000 SF
- M-1, Industrial Zoning
- Built in 2007
- 15 dock doors | 6 at 48' | 9 at 33'
- 6 dock doors have edge of dock levelers, bumpers, seals & dock lights
- 1 – 12' x 14' grade level door | expandable
- 32' – 36' clear ceiling heights
- 50' x 50' column spacing
- 250' deep x 300' wide
- ESFR sprinkler system
- 100% HVAC, plus fans
- Concrete truck court – 140' deep
- Modern office and breakroom
- Room for expansion, additional parking & industrial outside storage

## Location Features:

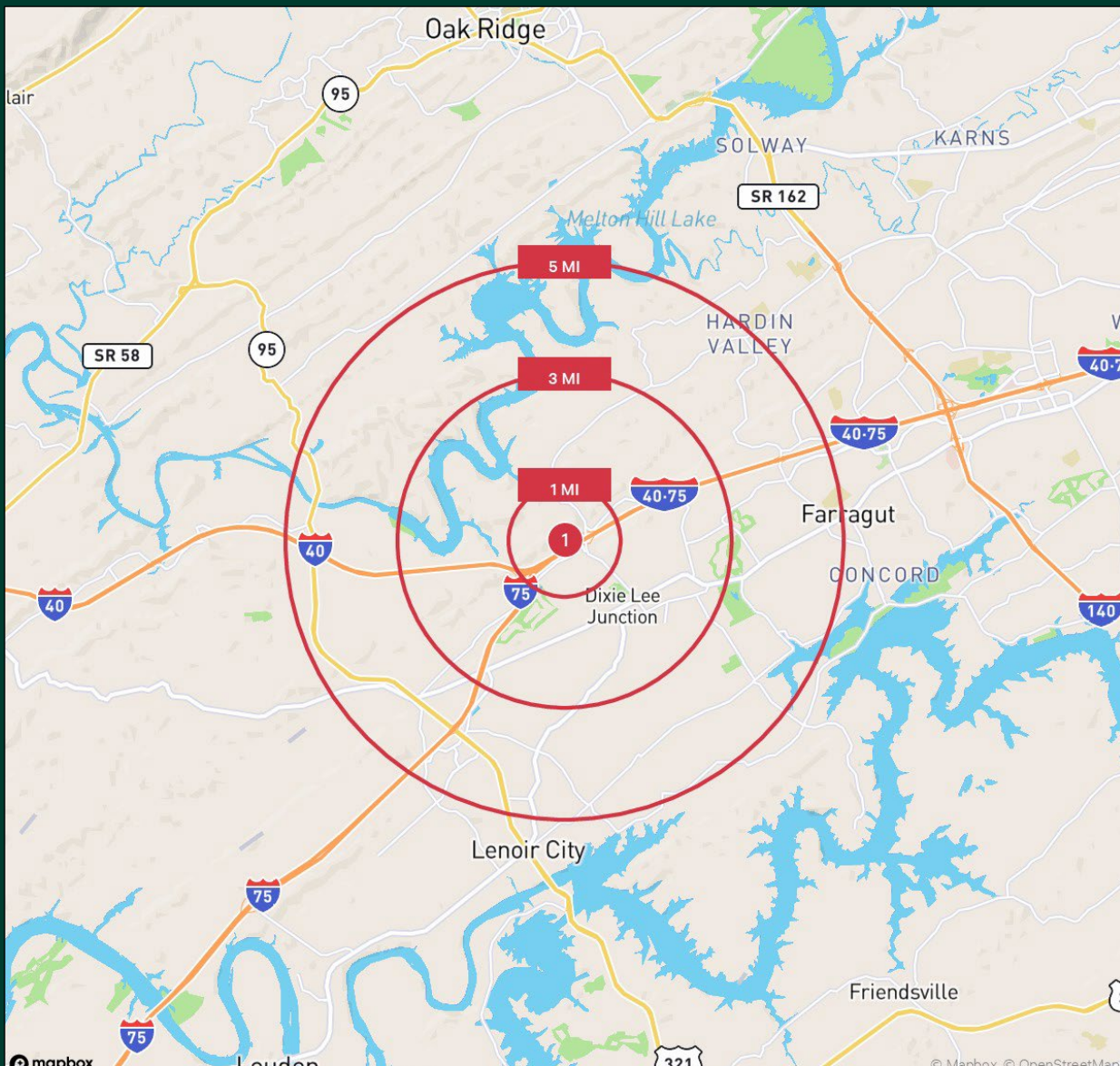
- Interstate visibility
- Located at I-40/75 split in West Knoxville
- Immediate interstate access

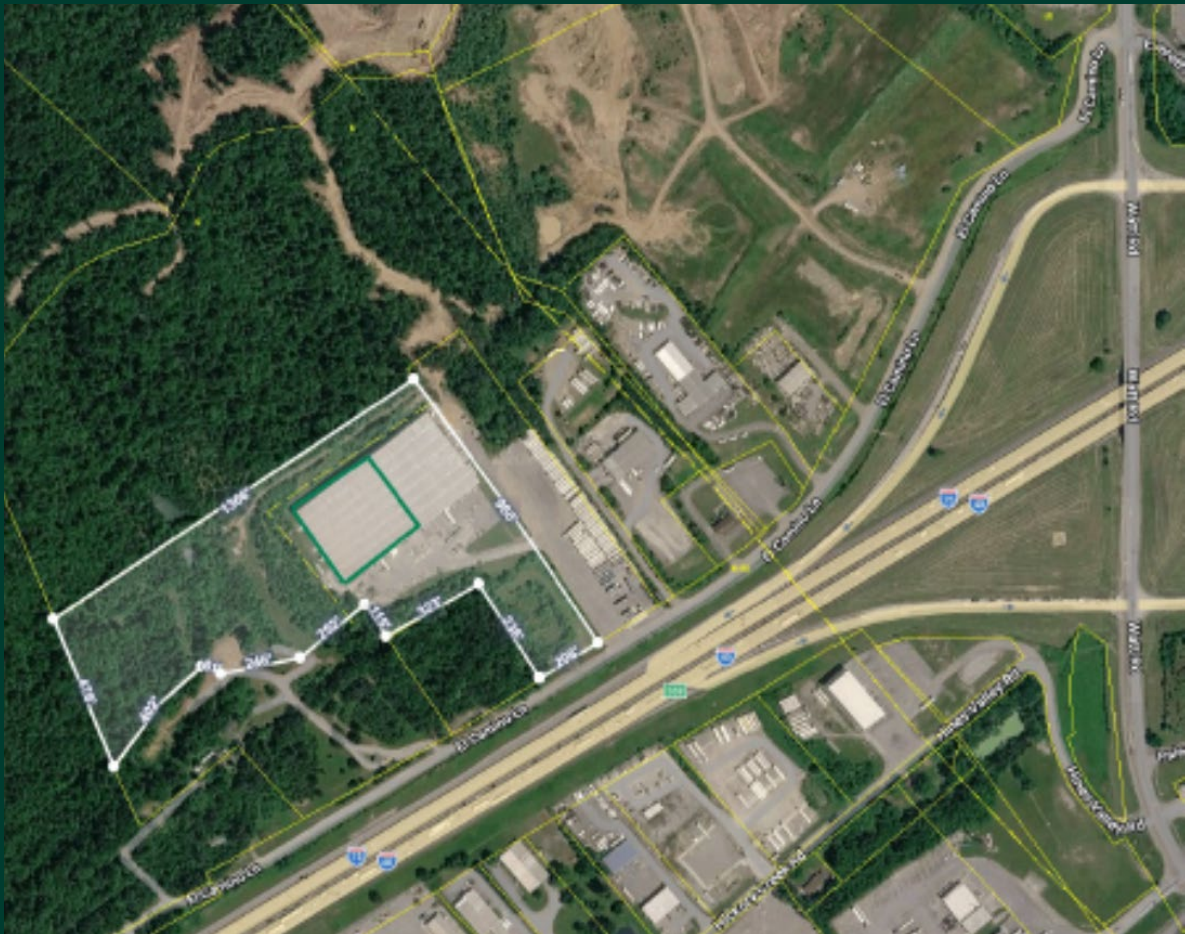






Demographics	1 Mile	3 Miles	5 Miles
2025 Population	321	15,975	47,068
2025 Businesses	67	302	15,540
2025 Daytime Population	999	11,919	43,225
2025 Employees	773	2,756	15,540
2025 Average Household Income	\$162,132	\$191,959	\$172,456





**Brian Tapp** SIOR, CCIM  
Senior Vice President  
Office: 865.498.6500  
Cell: 865.719.5703  
[Brian.Tapp@cbre.com](mailto:Brian.Tapp@cbre.com)



**Andrew Wilmoth** SIOR, CCIM  
First Vice President  
Office: 865.498.6500  
Cell: 865.322.2556  
[Andrew.Wilmoth@cbre.com](mailto:Andrew.Wilmoth@cbre.com)

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