



Furrow • Strickland  
REAL ESTATE SERVICES

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**FOR LEASE**

**11,000 sf Light Industrial Space Available Near I-640 & Downtown Knoxville**

**912 FORSYTHE STREET, KNOXVILLE, TN 37917**

# PROPERTY OVERVIEW

This is a nice **11,000 sf+ of light industrial space** off Broadway near downtown Knoxville, I-640 and I-275. The **concrete block** building features approximately **11,000sf of warehouse and 400 sf of office space for lease**. The available space includes two sections: **4,000+ sf with a 4' loading dock, 12'x10' dock door and 11' ceilings and 6,880+ sf with 20' x 14' drive in door access**, ceiling heights ranging from 11'6" to 14'6", compressed air and overhead electric drops.

The building will feature a new roof over the 6,880 sf section and new LED lighting by the end of 2024. Some outside storage is available in a secure, gated area. Landlord provides security monitoring. This is a great opportunity for hard to find office / warehouse space in a great location.



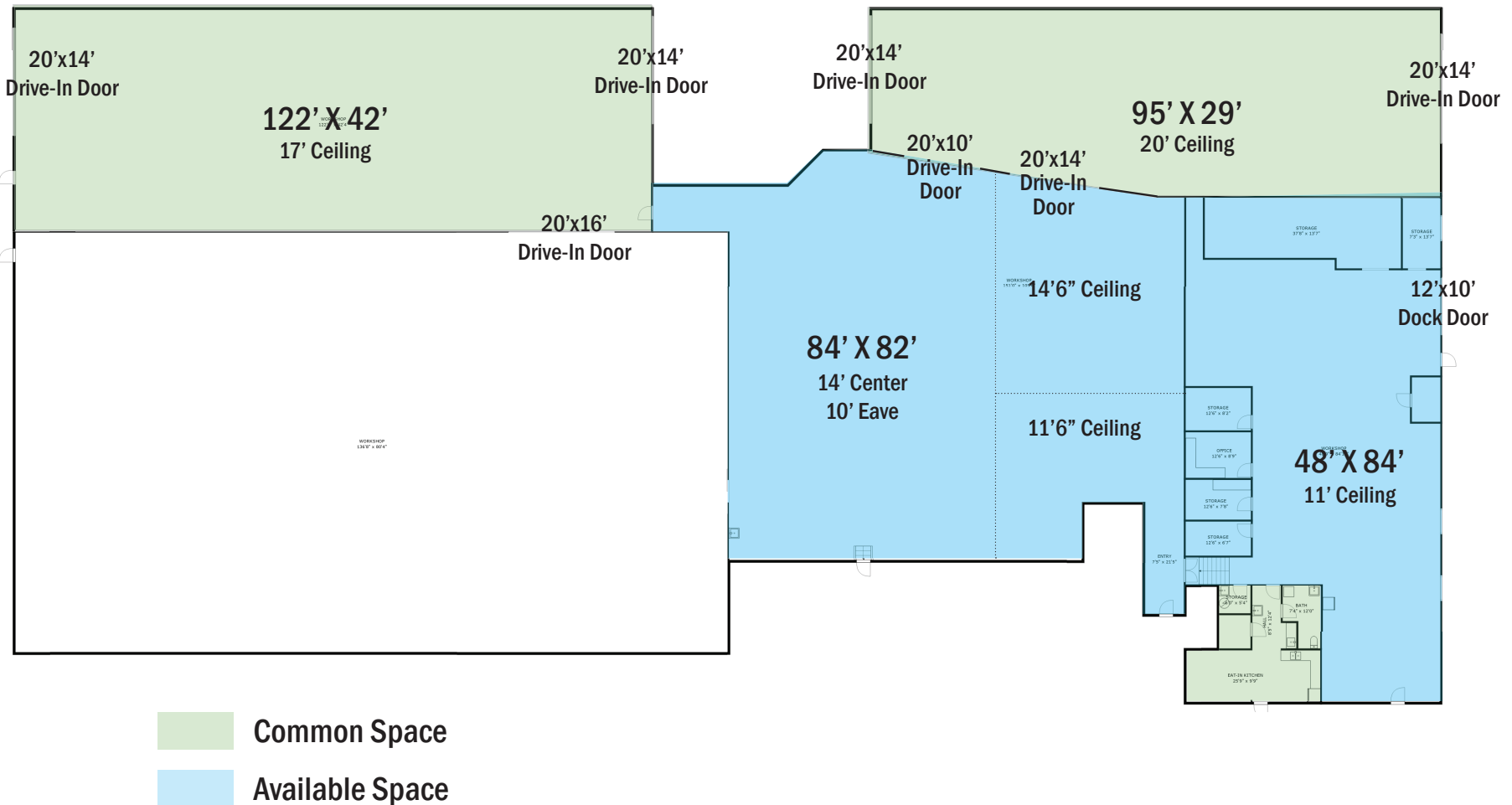
## QUICK FACTS

<b>ZONING:</b>	I-G: General Industrial Zone District
<b>YEAR BUILT:</b>	1967
<b>INDUSTRIAL SPACE</b>	11,000+ sf
<b>OFFICE SPACE:</b>	400 sf
<b># OFFICES:</b>	4 (Air Conditioned)
<b>POWER:</b>	220V - 3 Phase
<b>LOADING DOCK:</b>	1 (4' High)
<b>DRIVE-IN DOORS:</b>	2 (20'14' & 20' x 10')
<b>COMMON SPACE:</b>	Breakroom w/ Microwave, Refrigerator, 2 Bathrooms, 8,000 sf of common drive-in / storage area
<b>LEASETYPE:</b>	Full Service: Utilities Included

**\$5,500 / MONTH**  
**FULL SERVICE**

# FLOOR PLAN

## AVAILABLE SPACE





**FRONT ENTRANCE**



**WAREHOUSE SPACE**



**WAREHOUSE SPACE**



**WAREHOUSE SPACE**

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# CONTACT US

## TO SCHEDULE A SHOWING

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