



Partnership. Performance.



## Property Overview

- Free-standing warehouse with up to 20,236 sf of available space
- 0.80 miles from I-40
- Secure construction—property has concrete block walls, span deck roof system and concrete columns
- 2,554 sf office/showroom space with break room, four hard walled offices and large conference room
- Adjacent to the City of Knoxville Fire Department and Police Department
- Two drive-in doors with potential to add dock door
- Heated warehouse

Brian Tapp, CCIM, Senior Vice President  
865.719.5703  
brian.tapp@avisonyoung.com

# 3401

**VICE MAYOR JACK  
SHARP ROAD**

KNOXVILLE, TN





### Property Information

#### Building & Site Details

Square Feet Available:	10,000 - 20,236 sf
Site Size:	1.93 acres
Docks/Doors:	2 doors (varies by space)
Drive-in Bays:	2 bays (varies by space)
Ceiling Height:	13 feet
Zoning:	I-3
Tax ID/APN:	070NE001

#### Lease Details

Lease Rate:	\$5 (Annual)
Lease Type:	Modified Gross

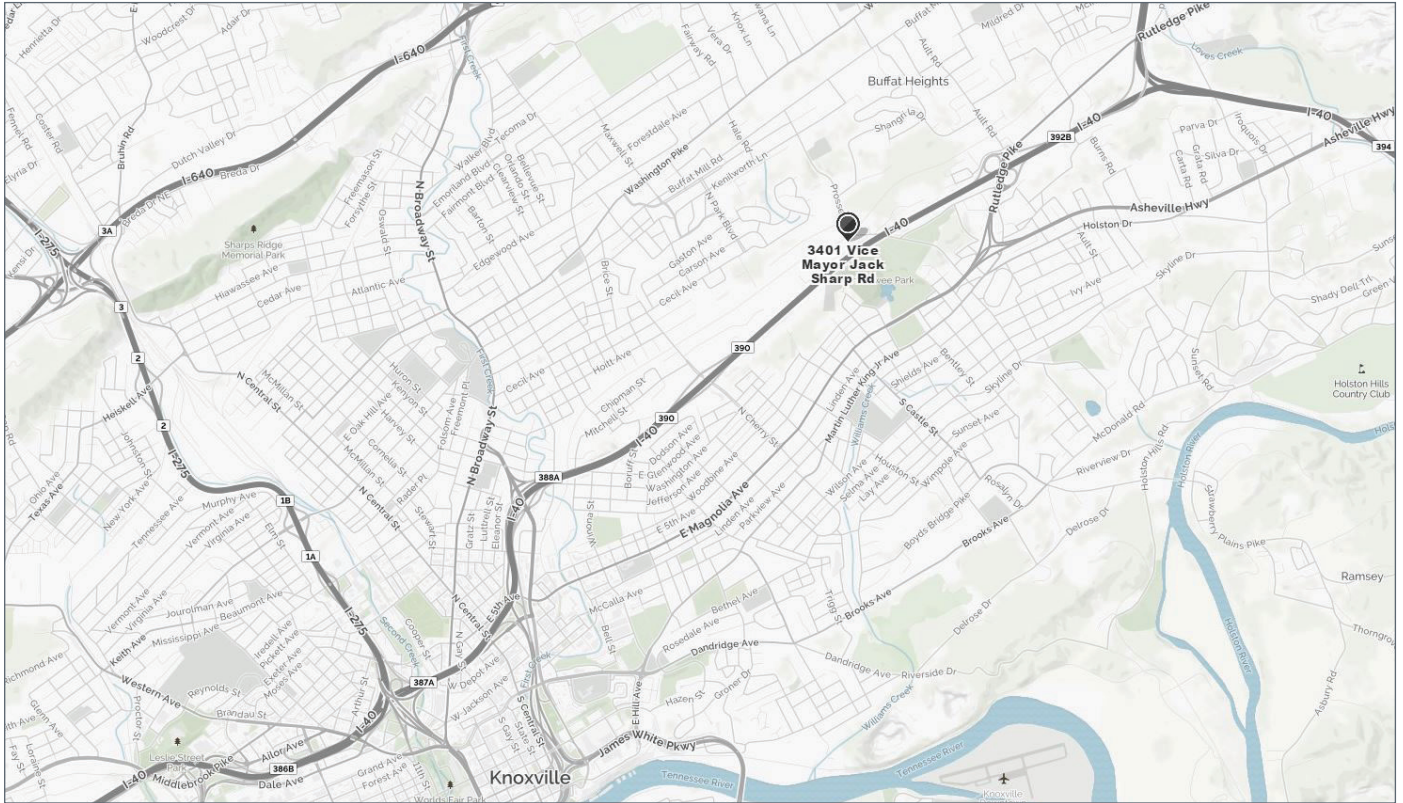
For further information or to schedule a tour, please contact:

6005 Lonas Drive | Suite 220  
Knoxville, TN 37909  
865.450.8883

**Brian Tapp, CCIM**  
Senior Vice President  
865.719.5703  
[brian.tapp@avisonyoung.com](mailto:brian.tapp@avisonyoung.com)



# 3401 VICE MAYOR JACK SHARP RD FOR LEASE



For further information or to schedule a tour, please contact:

6005 Lonas Drive | Suite 220  
Knoxville, TN 37909  
865.450.8883

**Brian Tapp, CCIM**  
Senior Vice President  
865.719.5703  
brian.tapp@avisonyoung.com

