

KNOXVILLE AREA DC/MFG/ASSEMBLY FACILITY | SALE/LEASE

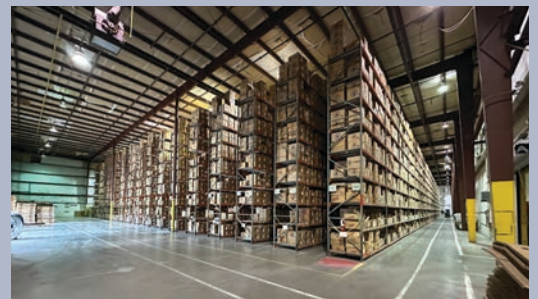


LEASE RATE \$5.00/SF NET3

Opportunity Zone

- Sale or Lease
- 163,900 SF Building
- 7,504 SF Office
- 25.27 Acres
- Available January 2025
- Excellent high bay Distribution Center with manufacturing/assembly with AC and heavy power. Attractive Industrial Park area near Knoxville and Oak Ridge, Tennessee.

370 JD Yarnell Industrial Parkway
Clinton, TN
Anderson County

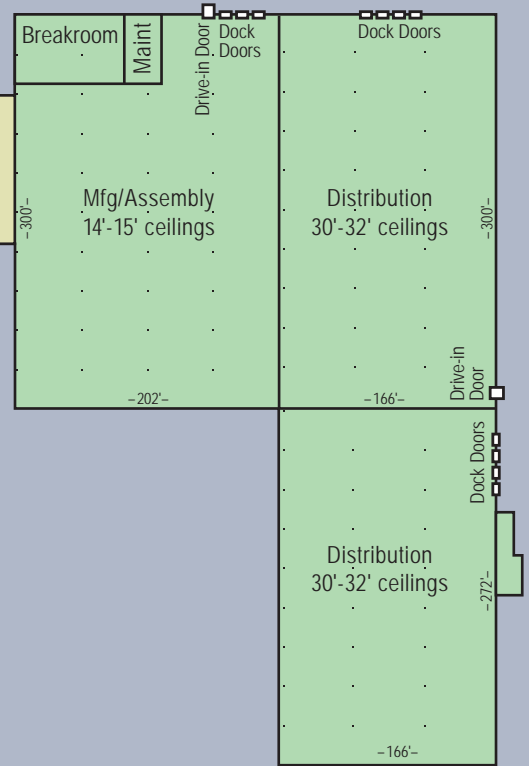


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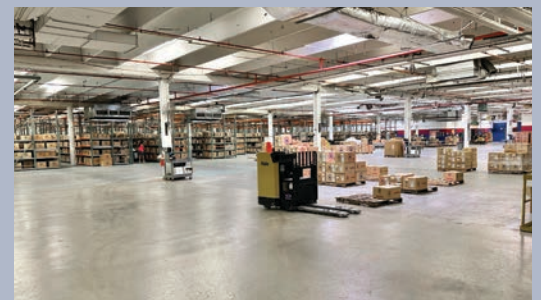
The Stump Corporation
1300 Baxter Street, Suite 365
Charlotte, NC 28204

370 JD Yarnell Industrial Parkway
Clinton, TN



Highlights:

Building Size	163,900	Condition	Excellent
Acreage	25.27	Walls	Pre-cast concrete and insulated metal
Office Space	7,504	Floors	Concrete
Ceiling Height	30'-32' in DC; 14'7" in Mfg/Assembly	Roof	Built-up over pre-cast and metal roof
Truck Doors	11 Dock High; 2 Drive-in	Water	Clinton Utilities Board (CUB)
Dimensions	575' x 165' and 300' x 200'	Sewer	Clinton Utilities Board (CUB)
Bay Spacing	56' x 30' and 50' x 30'	Electric	TVA via CUB 2,000 Amps in use w/4,000 Amps add'l
Parking	80 Paved	Gas	Powell-Cinch Utility District
Zoning	Industrial	Heat	Gas Forced Air
Date Available	January 2025	Sprinkler	100" Wet - ESFR
Last Use	Distribution Center	Lighting	Metal Halide, Fluorescent, Skylights
Selling Price	Negotiable	A/C	69,025 SF - Offices and Mfg/Assembly
Lease Rate	\$5.00/SF Net3		
Age	1978, 1988 and 1994		



STUMP

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