



INDUSTRIAL PROPERTY FOR SALE

PROPERTY OVERVIEW

Fennel Park will be a master-planned industrial development consisting of two 15,000 sf flex space buildings. Both buildings will consist of 13,000 sf of warehouse and 1,250 sf of office. The office space can be reduced or increased. Buildings are divisible into 5,000 sf spaces.

4604

FENNEL RD.

KNOXVILLE, TN

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Platinum member



OFFERING SUMMARY

Sale Price:	\$1,725,000
Lot Size:	2.5 Acres
Building Size:	15,000
Zoning:	I-3
Price / SF:	\$115.00

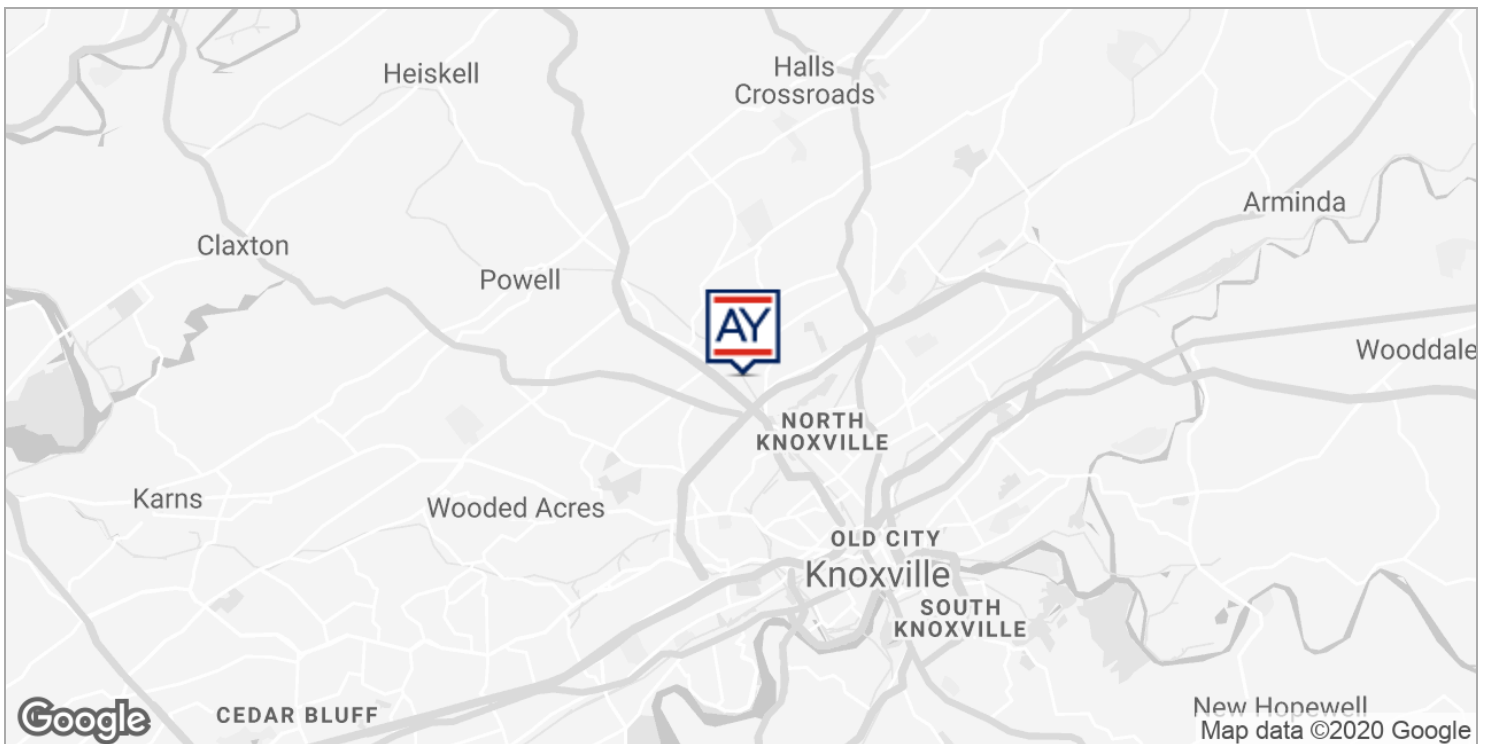
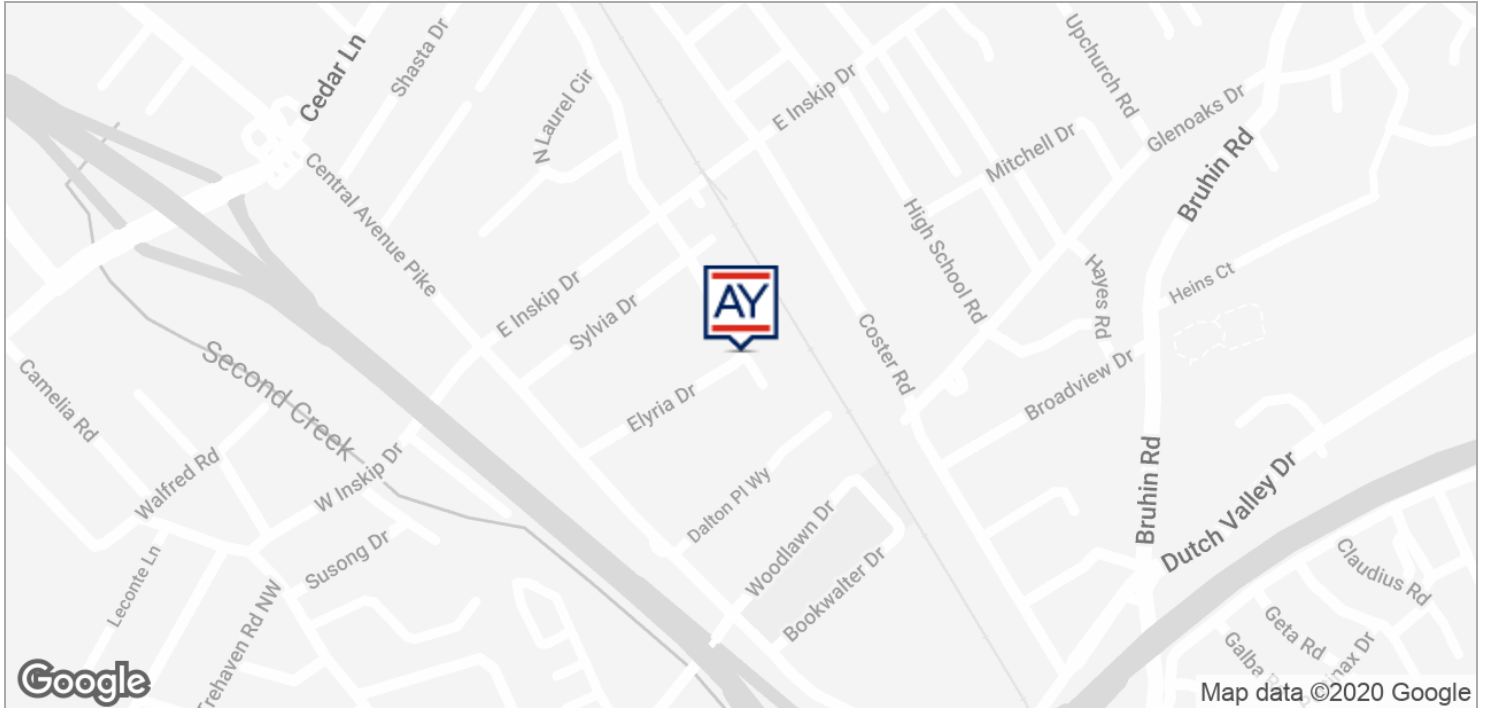
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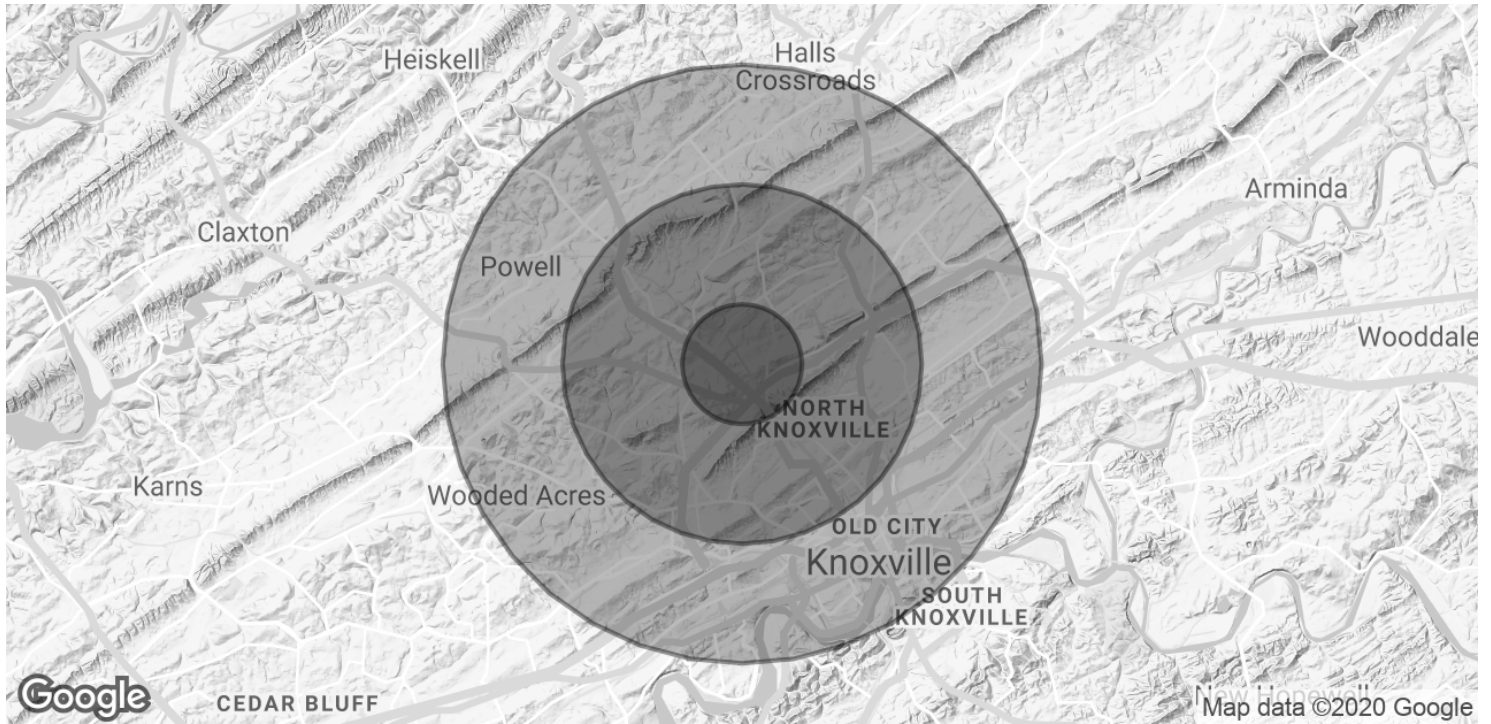
AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,557	59,786	149,921
Average age	37.5	36.4	34.5
Average age (Male)	34.7	35.1	33.3
Average age (Female)	39.7	37.7	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,549	28,231	66,893
# of persons per HH	1.9	2.1	2.2
Average HH income	\$37,331	\$39,967	\$42,515
Average house value	\$102,016	\$110,315	\$131,811

*Demographic data derived from 2010 US Census

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