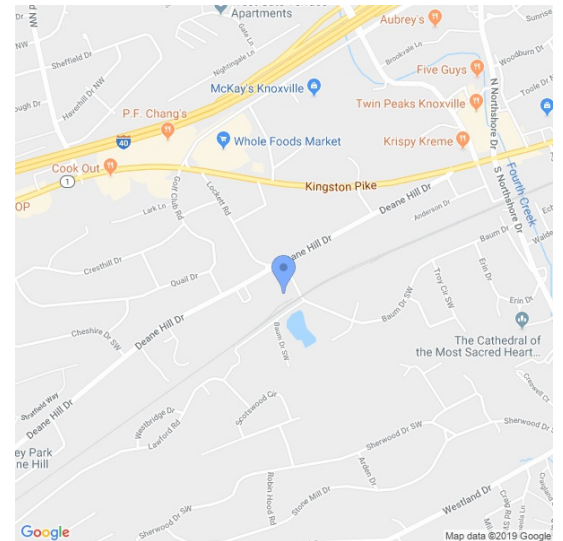
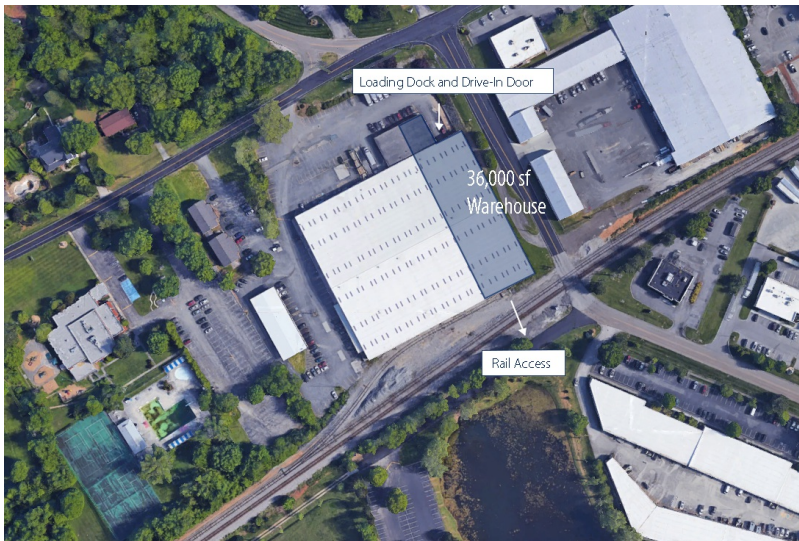


Former Triple C Distributing Warehouse

6600 DEANE HILL DRIVE, KNOXVILLE, TENNESSEE 37919



COMMERCIAL • INDUSTRIAL • FOR LEASE



LEASE RATE **\$5.00/SQFT NNN**
ZONING **I-2**
BLDG TYPE **SINGLE TENANT**
YEAR BUILT **1974**
STORIES **1**
GROSS BLDG **36,000 SQFT**

RBA **36,000 SQFT**
CEILING HEIGHT **26.0 FT**
DOCK HIGH DOORS **1**
DRIVE IN DOORS **1**
MARKET **METROPOLITAN KNOXVILLE**
SUB-MARKET **WEST KNOXVILLE**

- Warehouse size 100' X 300'
- Height : 26' peak, Eve 13.5'
- 400 AMP service

36,000 SF warehouse with seven offices, conference room, computer room, and employee break room, Rail access is available with one dock door (10 x 10) and one drive in door. (14' hi x 16') Warehouse includes a 3,000 SF basement with conveyor for additional storage. Office space is 3,500 sf. Column spacing is 50' X 25' and 26' peak height. Available May 2019.

Corner location at Deane Hill Drive and Royal Crown Drive. Minutes from the interstate and lucrative west Knoxville market.



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