

**IntelliKinetics Warehouse**  
**5040 National Drive**  
**Knoxville, TN 37914**  
**Knox County**



**Property Type:** Warehousing and Distribution

**Available:** 100,000 SF (Divisible)

**Lease Rate:** \$3.75 Modified Gross  
(Includes Taxes & Insurance)



**Building Information**

SQ/FT: 100,000

All Utilities: Yes

Construction: Pre-Engineered Metal & Steel Frame

Floor Areas: 297 x 297x IRR

Ceiling Heights: 22'

Loading Docks: Yes (10)

Office Space: 1,320 SF

Rail: Yes

**Property Description:**

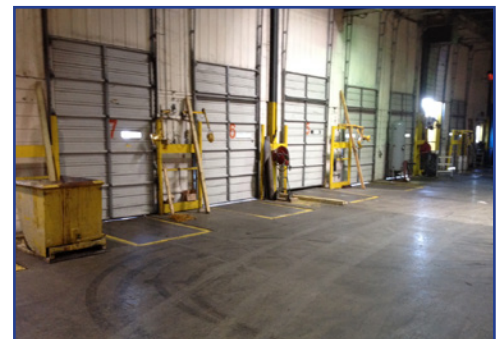
This building is located in the Forks of the River Industrial Park & is a good clean warehouse. Building has 100,000 SF (divisible) space with 1,320 warehouse type office. Utilities include 400-Watt Metal Halite lighting, 1200 AMP (3) Phase power, and wet sprinkler. Buildings offers 22' ceiling height, paved parking for 100+ cars, trailer parking and 7'chain link fencing. Located approx. (5) miles from I-40 via Strawberry Plains Pike exit. The Knoxville airport is 12 miles and the Downtown Knoxville airport 6 miles. Building is served by Gulf and Ohio Railroad.



**CONTACT**

Bob Thornton, SIOR  
Baker Realty Company  
Knoxville, TN  
(865)450-2999  
(865)450-2910 - fax

[bobthornton@bakerrealtycompany.com](mailto:bobthornton@bakerrealtycompany.com)  
[www.bakerrealtycompany.com](http://www.bakerrealtycompany.com)



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

# IntelliKinetics Warehouse Floor Plan

81211PLT.DWG 1:945

