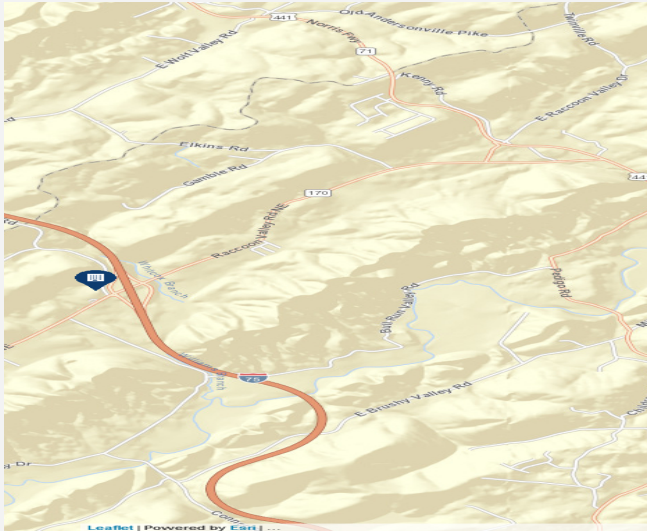


Raccoon Valley 100,000 sf Industrial Building

9907 Fleenor Mill Road, Knoxville, TN, 37754

For Lease



Property Description

This 100,000 sf new construction industrial building will be ready for occupancy in Q2 2023. It is ideally located less than 200 yards off of I-75 and 13 minutes from downtown Knoxville. It includes 11 Loading dock doors, 2 drive-in doors, LED lighting, 20' eave height, 24' peak height and 76 parking spaces. Phase 2 for this property is currently in planning and will include a separate 50,000 SF building. The owner is also open to utilizing the Phase 2 site as truck parking or outdoor storage depending on a tenant's requirements.

Property Information

Available (Sqft)	100000	Year Built	2023
Building Size	100000		
Call Center	No		
Data Center	No		
Has Crane	No		
Max. Ceiling Height	24		
Min. Ceiling Height	20		
Status	Available		
Type	Industrial		

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Downloads

PDF

[raccoon-valley-brief](#)

Pricing

For Lease	Yes
For Sale	No
Lease Cost (\$)	\$68,750.00
Lease Type	Triple Net
Price Per SqFT	8.25

Geographic / Transportation

Interstate Name 1	I75
Interstate Distance 1	0.2
Highway Name 1	170
Highway Distance 1	0.1
Airport Name 1	McGhee Tyson (TYS)
Airport Distance 1	25

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Property Images

[Click image to see full image detail](#)

