



KNOXVILLE LOGISTICS CENTER PHASES II & III



PAWNOOK FARM RD & SAM RAYBURN PARKWAY
LENOIR CITY, TN 37771



INDUSTRIAL PROPERTIES FOR LEASE



KNOXVILLE LOGISTICS CENTER

PROPERTY OVERVIEW

Two distribution centers totaling 431,378 square feet located in the Roane Regional Business and Technology Park in Roane County, Tennessee. These Class A rear load facilities will feature state-of-the-art building specifications ideal for a variety of e-commerce, manufacturing, and distribution users. The developments will include above market trailer and auto parking counts as well as future industrial outside storage, and will be situated on an approximately 72-acre site. These projects will be delivered by TPA Group, an experienced Atlanta-based developer with a national industrial development platform. With a history of over 300 speculative, build-to-suit and re-development projects to date, TPA Group is adept at navigating the complex nature of development/construction management in order to successfully deliver an enduring, on-time, on-budget asset.

OFFERING SUMMARY

Lease Rate	Call for pricing
Building Size	Phase II - 222,128± SF Phase III - 209,250± SF
Available SF	40,000 - 222,128± SF
Lot Size	Phase II - 36± AC Phase III - 36± AC
Year Built	2024-2025
Zoning	I-2, Medium Industrial
Market	Knoxville, TN



HIGHLIGHTS FOR EACH BUILDING



32' Clear Height



55' x 50' Column Spacing Tilt Wall Construction



**Phase II: 49 Dock Positions
Phase III: 40 Dock Positions**



**Phase II: 226 Auto Spaces + 25 Future Spaces
Phase III: 185 Auto Spaces**



**Phase II: 95 Trailer Spaces + 100 Future Spaces
Phase III: 50 Trailer Spaces**



SITE PLAN



INDUSTRIAL PARK MASTER PLAN



INDUSTRIAL PROPERTIES FOR LEASE



**KNOXVILLE
LOGISTICS
CENTER**

***LEASE RATE: CALL FOR PRICING**



LOCATION INFORMATION

Building Name	Knoxville Logistics Center Phases II & III
Address	Phase II - Pawnook Farm Rd, Lenoir City, TN 37771 Phase III - Sam Rayburn Parkway, Lenoir City, TN 37771
County	Roane
Market	Knoxville, TN
Nearest Highway	One mile to I-40
Nearest Airport	27.5 Miles to Mcghee Tyson Airport

BUILDING INFORMATION

Office Space	Build to Suit
Number of Floors	1
Construction Status	Phase II - Delivering Q4 2024 Phase III - Delivering Q3 2025

PROPERTY INFORMATION

Property Type	Industrial
Zoning	I-2, Medium Industrial
Property Subtype	Warehouse/Distribution
Lot Sizes	Phase II - 36± AC Phase III - 36± AC
APN#	073050 02400
Rail Access	No

UTILITIES & AMENITIES

Gas	Yes
Electric	Yes
Sewer	Yes

INDUSTRIAL PROPERTIES FOR LEASE



KNOXVILLE LOGISTICS CENTER

UTILITY PROVIDERS

ELECTRICITY

Lenoir City Utility Board
Contact: Jeremy Walden
865-988-0727
jwalden@lcub.com

GAS

Oak Ridge Utility District
Contact: Jeff Patterson
865-483-1377
jpatterson@orud.org

SEWER

Lenoir City Utility Board
Contact: Herbert Sarten
844-687-5282 ext. 1729
hsarten@lcub.com

WATER

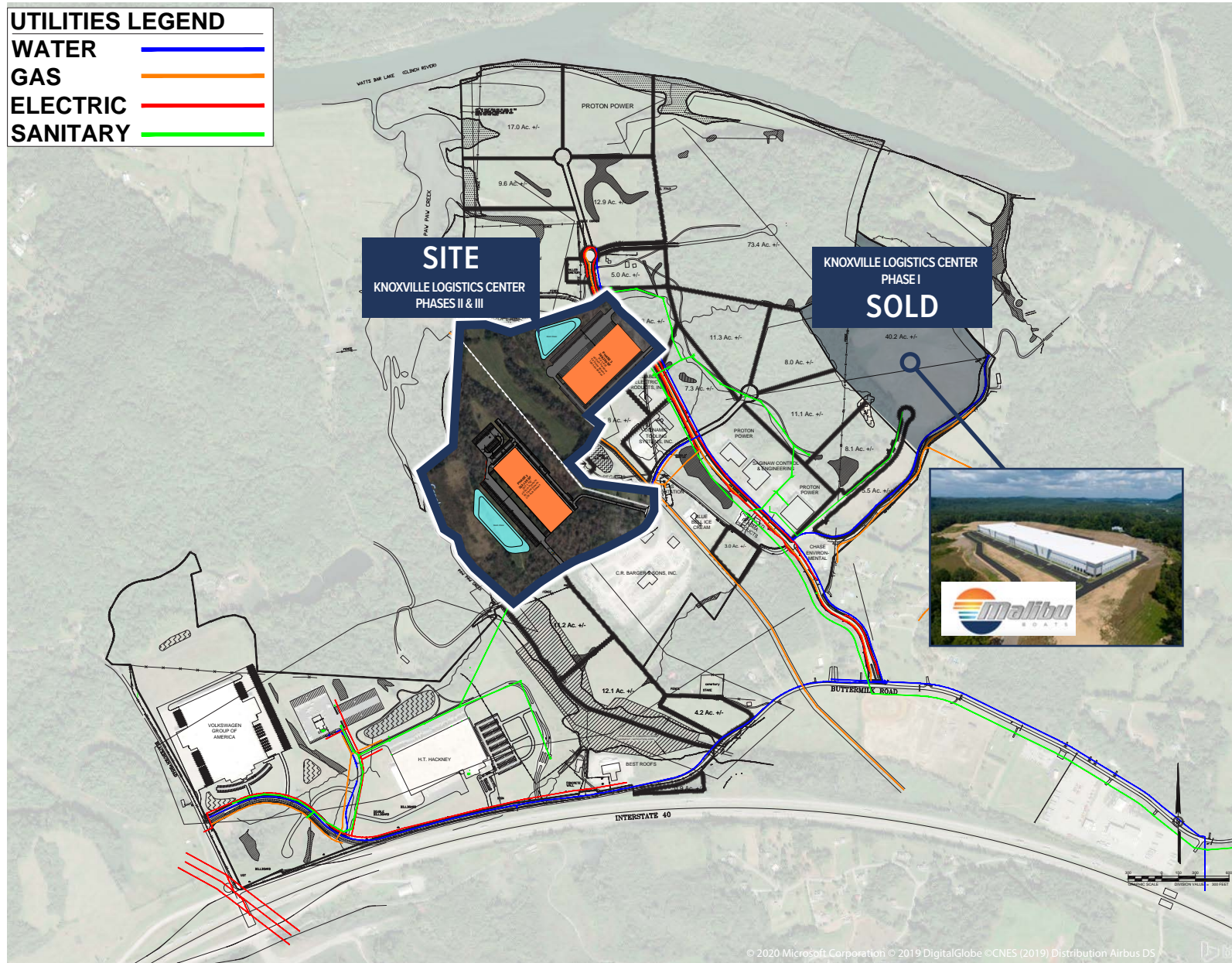
Watts Bar Utility District
Contact: Wesley Barger
865-270-8070
wesley@wbud.org

FIBER

AT&T
Contact: Alan Hill
865-769-5799
Ah1732@att.com

UTILITIES LEGEND

WATER	
GAS	
ELECTRIC	
SANITARY	



INDUSTRIAL PROPERTIES FOR LEASE



KNOXVILLE LOGISTICS CENTER

LOCATION



INDUSTRIAL PROPERTIES FOR LEASE

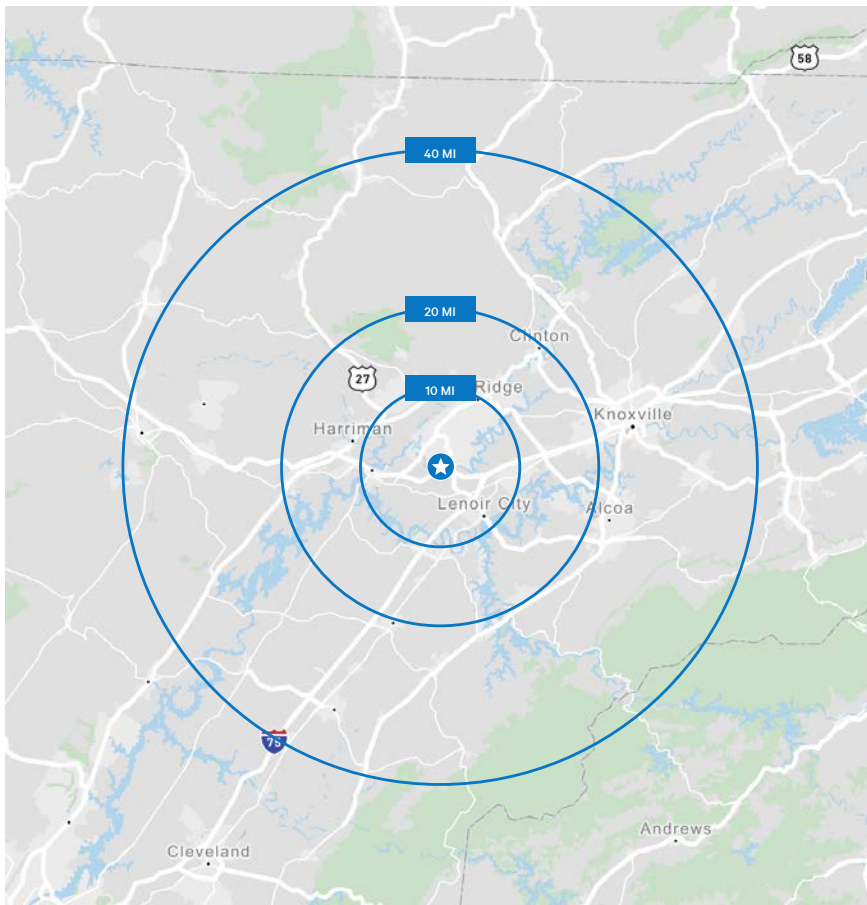


KNOXVILLE LOGISTICS CENTER

DEMOGRAPHICS	10 MILES	20 MILES	40 MILES
Total Population	84,444	409,049	1,064,161
Median Age	45.50	43.70	42.80

HOUSEHOLDS & INCOME	10 MILES	20 MILES	40 MILES
Total Households	33,336	166,031	434,708
# of Persons per HH	2.52	2.43	2.39
Average HH Income	\$103,923	\$104,476	\$86,470
Average House Value	\$337,110	\$335,261	\$292,936

Source: Esri 2023



SPECIFICATIONS FOR EACH BUILDING	DESCRIPTION
Address/Location	Phase II - Pawnook Farm Rd, Lenoir City, TN 37771 Phase III - Sam Rayburn Parkway, Lenoir City, TN 37771
SF	Phase II: 222,128± SF Phase III: 209,250± SF
Configuration	Rear Load
Dimensions/Columns	Phase II: 280' x 792' Phase III: 310' x 675' 55' x 50' (typical) 60' speed bays
Clear Height	32' at first column line
Construction	Concrete tilt-wall
Slab	6" 4,000 psi Reinforced speed bay 10 mil vapor barrier
Roof	45 mil TPO single ply R-15 insulation 15-year warranty
Dock Positions	Phase II: 49 Standard 9' x 10' Phase III: 40 Dock Positions KO for 1 future oversized 12' x 14' 1 ramp with 12' x 14'
Dock Equipment	Standard uninsulated doors with Vision Lite
Truck Courts	185' deep 60' concrete apron HD Asphalt Drive Isle and Parking
Trailer Parking	Phase II: 95 Trailer Spaces + 100 Future Spaces Phase III: 50 Trailer Spaces
Auto Parking	Phase II: 226 Auto Spaces + 25 Future Spaces Phase III: 185 Auto Spaces
Office/Storefront	Two glass entry features at building corners Metal entrance canopy
Clerestory	KOs 1 per bay (typical)
Paint	Exterior: 3 color textured Interior: None
Fire Protection	ESFR
Interior Lighting	Code minimum LED (trip protection)
Exterior Lighting	Code minimum Building Mounted Lighting - Owned
Air Changes	No equipment KOs for future equipment
Heating/Gas	Freeze Protection
Electric	2,000 amp service with house panel Trough system
Water/Sewer	Water: 3" domestic line to building (terminated inside) Sewer: 6" line under-slab length of building Fiber: 4" Conduit to property line

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For More Information, Please Contact:

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CBRE

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