

# KNOXVILLE OAK RIDGE INNOVATION VALLEY<sup>SM</sup>

Doug Lawyer, Director of Economic Development  
[dlawyer@knoxvillechamber.com](mailto:dlawyer@knoxvillechamber.com) (865) 246-2645

## Available Property



### Documents/Photos

[Building and site layout](#)  
[Plat Map](#)

<b>Street Address</b>	1609 Amherst Road
<b>City</b>	KNOXVILLE
<b>Parcel</b>	092MA002
<b>Type of space</b>	industrial, warehouse
<b>Available</b>	yes
<b>Site/Building Name</b>	1609 Amherst Road
<b>Minimum Available</b>	38,400 SqFt
<b>Maximum Available</b>	38,400 SqFt
<b>Divisible</b>	no
<b>For Sale</b>	no
<b>For Lease</b>	yes
<b>Total Sq. Ft.</b>	Building is expandable to 47,400sqft
<b>Site Acreage</b>	5.1 acres
<b>Lease Type</b>	NNN
<b>Lease Rate</b>	\$6.00
<b>Building Information</b>	
<b>Total Building Square Feet</b>	38,400
<b>Available Building Square Feet</b>	38,400
<b>Contiguous Acres Available for Development</b>	5.1 acre site
<b>Office Space</b>	4,500sqft

<b>Number of Parking Spaces</b>	59
<b>Ownership</b>	private
<b>Year Building Built</b>	1997
<b>Multi-tenant</b>	No
<b>Previous Major Tenants:</b>	Manufacturing
<b>Building Construction Material</b>	Metal
<b>Ceiling Height Minimum</b>	24
<b>Ceiling Height Maximum</b>	27
<b>Number of Dock High Doors with Levelers</b>	7 (4-9x10 pneumatic, 2-8x10manual, 1-9x10manual)
<b>Number of Dock High Doors without Levelers</b>	1 (10x10)
<b>Number of Drive in Doors</b>	1
<b>Building Dimensions</b>	150' x 256'
<b>Column Spacing</b>	25' x 50' (typical)
<b>Infrastructure Information</b>	
<b>Zoning</b>	I-3
<b>Enterprise Zone/LAMBRA</b>	no
<b>Foreign Trade Zone</b>	no
<b>Brownfield</b>	no
<b>Industrial Park</b>	no
<b>Telecommunications</b>	
<b>Internet Connection</b>	Fiber Optic
<b>Building Networked</b>	no
<b>Telecommunications</b>	AT&T
<b>Distance to Major Interstate</b>	1.8 miles to I-40/75
<b>Distance to Major Highway</b>	TN Highway 169 - .6miles
<b>Distance to Major Commercial Airport</b>	17 Miles to Knoxville McGhee Tyson (TYS)
<b>Distance to Port</b>	20.5 miles - Port of Knoxville
<b>Rail Access</b>	no
<b>Utilities</b>	
<b>Electric Service</b>	yes
<b>Electric Service Provider</b>	Knoxville Utilities Board
<b>AMP</b>	600
<b>Voltage</b>	240
<b>Phase</b>	three
<b>Sewer Service</b>	yes
<b>Sewer Service Provider</b>	Knoxville Utilities Board
<b>Water Service</b>	yes
<b>Water Service Provider</b>	Knoxville Utilities Board
<b>Additional Information</b>	
38,400sf expandable to 47,400sf. 4,500sf of office, 2,418sf of counter sales, 2,418 mezzanine and 31,482sf warehouse. 7 dock doors @ 48", 1 dock door @ 24" servicing open dock with 8 positions @ 24", 1 drive-in door (26' x 14'). Large fenced yard and I-3 zoning allow for outside storage. 6 gas heaters and 5 exhaust fans, wet sprinkler system.	
<b>Contact Information</b>	
<b>Company</b>	Knoxville Chamber Partnership
<b>Contact Name</b>	Doug Lawyer
<b>Address</b>	17 Market Square, #201
<b>City</b>	Knoxville
<b>State</b>	TN

<b>Zip Code</b>	37902
<b>Phone</b>	865-637-4550
<b>Email</b>	
<a href="mailto:dlawyer@knoxvillechamber.com">dlawyer@knoxvillechamber.com</a>	
<b>Website</b>	
<a href="http://www.knoxvillechamber.com">www.knoxvillechamber.com</a>	
<b>Location Information</b>	
<b>City:</b>	KNOXVILLE
<b>County:</b>	KNOX
<b>Zip Code:</b>	
<b>RIDA:</b>	ETEDA
<b>State:</b>	TN

