

FEDEX BUILDING
3700 Middlebrook Pike
Knoxville, TN 37921
Knox County



Property Type: Warehousing and Distribution

Available: 82,828 square feet

Lease Rate: \$5.00 PSF-NNN

Taxes: \$133,105.97 - 2016
(City & County)



Building Information

SQ/FT: 82,828

All Utilities: Yes

Acreage: 9.18 (+/-)

Construction: Pre-Engineered Metal & Steel Frame

Ceiling Heights: 18' - 26'

Loading Docks: Yes (32)

Drive in Doors: Yes (11)

Office Space: 4,374 SF

Property Description:

Built in 2003, expanded in 2007 and constructed of pre-engineered metal with steel frame on 9.18 acres, the building offers 4,374 SF office space, (32) docks, (11) drive-in doors, 18' to 26' ceiling height, 225'X306'; 135'X120' floor areas, 48'X42'; 48'X48' column spacing, dry sprinkler, 1,600 amp, 3-Phase 400/277 electrical, approximately 3 acres paved parking and completely fenced w/ automatic gate system and guard shack. Located on Middlebrook Pike with excellent access to I-640 (.05 miles), I-40 (1.1 Mile), and I-75 (3 miles).



CONTACT

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**FedEx Ground Distribution Facility 3700 Middlebrook Pike
Knoxville, Tennessee 37921
BUILDING SPECIFICATIONS**

COUNTY:	Knox
CITY LIMITS:	City of Knoxville
SALE:	N/A
LEASE:	\$5.00 per square foot, Triple net (NNN)
SIZE:	Approximately 82,828 square feet total
OFFICE:	4374 Sq. Ft. finished with VCT, ceramic tile, painted drywall, fluorescent lighting. (7) private offices, dispatch, open office, office storage. Drivers room, conference room, and men and women's restrooms. Also, 12'X15' guard house.
ACREAGE:	Approximately 9.18 acres
NUMBER OF BUILDINGS:	One FLOOR AREAS: 225'X306'; 135'X120'
CONSTRUCTION DATE:	2003, expanded 2007
CONSTRUCTION:	Pre-engineered metal with steel frame
ROOF:	Metal
PROPERTY CONDITION:	Good
CEILING HEIGHTS:	18'-26'
COLUMN SPACING:	48'X42'; 48'X48'
PARKING:	Employee paved parking for 140; Approx. 2.5 acres paved around building for truck parking; 50' concrete apron in dock area and concrete let down for trailer storage.
LIGHTING:	T-12 lighting, motion sensors POWER: 480/277 Volt, 3 Phase, 1800 Amp NATURAL GAS: Yes, KUB
WATER:	Yes, KUB
SEWER:	Yes, KUB
SPRINKLER SYSTEM:	Dry sprinkler system
RESTROOM FACILITIES:	Men & Women Rest rooms in office and warehouse
FENCING:	Building and property completely fenced with 7' chain-link fencing, with automatic gate system
HEAT:	Office only, a few infrared heaters, (5) exhaust fans
AIR CONDITIONING:	Office only
COMPRESSED AIR:	N/A
TRUCK LOADING:	(32) Loading docks with bumpers and pads; (11) Drive-in doors
TAXES:	City and County 2016 Taxes: \$133,105.97
ZONING:	I-3 Industrial
TRANSPORTATION:	The property is located on Middlebrook Pike with excellent access to I-640 (.05 miles), I-40 (1.1 Mile), and I-75 (3 miles).
SITE DATA:	The engineered site is flat, mostly paved, with a retention area located in the NW corner. It is located on the south side of Middlebrook Pike (1) mile west of downtown Knoxville. The location is inside the I-640 loop and is an excellent location for distribution, manufacturing, and service oriented companies.
AREA DATA:	Knoxville is the largest city in East Tennessee, and the third largest in the State. The Knoxville metro and MSA population is approximately 675,000 and is within an hour's drive of the Great Smoky Mountains National Park. Knoxville is home to the University of Tennessee with approximately 30,000 students