

**MONDELEZ BUILDING**  
**2301 Sycamore Drive**  
**Knoxville, TN 37921**  
**Knox County**



**Property Type:** Warehousing and Distribution

**Parcel ID:** 080MC021

**Available:** 35,156 square feet

**Sale Price:** \$990,000

**Lease Rate:** Negotiable

**Taxes:** \$16,000



**Building Information**

**SQ/FT:** 35,156

**All Utilities:** Yes

**Acreage:** 1.8 (+/-)

**Construction:** Concrete block/brick Steel Frame

**Ceiling Heights:** 13'

**Loading Docks:** Yes (4)

**Drive in Doors:** Yes (2)

**Office Space:** 2,944 s.f.

**Property Description:**

Built in 1969 and constructed of concrete block and brick with steel frame on 1.8 acres, the building offers 35,156 sf of space which includes 2,944 sf office space, (4) covered loading docks, (2) drive-in doors, 36'X28'; 28'X30' column spacing, 13' ceiling height, dry sprinkler, 120/480 volt, 3 phases, 400 amps, paved parking. Located in the Pleasant Ridge Industrial Park within the city limits of Knoxville. The site is centrally located inside the I-640 loop with excellent access to the Knoxville area.



**CONTACT**

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# MONDELEZ BUILDING

## BUILDING SPECIFICATIONS

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<b>COUNTY:</b>	Knox
<b>INDUSTRIAL PARK:</b>	Pleasant Ridge Industrial Park
<b>CITY LIMITS:</b>	Yes
<b>SALE:</b>	\$990,000.00
<b>LEASE:</b>	Negotiable
<b>SIZE:</b>	Approximately 35,156 SF, includes 2660 SF of covered truck docking area with roll up doors
<b>ACREAGE:</b>	1.8 acres
<b>NUMBER OF BUILDINGS:</b>	(1)
<b>FLOOR AREAS:</b>	86'X141'; 131'X175'
<b>CONSTRUCTION DATE:</b>	1969
<b>CONSTRUCTION:</b>	Concrete block and brick with steel frame.
<b>ROOF:</b>	Flat roof with rubber membrane, good condition
<b>PROPERTY CONDITION:</b>	Good
<b>CEILING HEIGHTS:</b>	13' in warehouse
<b>COLUMN SPACING:</b>	36'X28'; 28'X30'
<b>PARKING:</b>	Paved parking for 20 cars; additional paved parking for 4-5 trucks in docking area.
<b>LIGHTING:</b>	Fluorescent
<b>POWER:</b>	120/480 volt, 3 phases, 400 amps
<b>NATURAL GAS:</b>	Yes, served by KUB
<b>WATER:</b>	Yes, served by KUB
<b>SEWER:</b>	Yes, served by KUB
<b>SPRINKLER SYSTEM:</b>	Yes, dry system
<b>OFFICE FACILITIES:</b>	2,944 SF of office consisting of (3) private, (1) open office area, (1) conference room, drivers room, storage rooms, break area, mechanical room
<b>RESTROOM FACILITIES:</b>	Men & women restrooms and locker rooms
<b>FENCING:</b>	7' chain link security fencing around loading and parking area
<b>HEAT:</b>	Suspended gas heaters in warehouse; HVAC in office
<b>AIR CONDITIONING:</b>	HVAC in office only
<b>TRUCK LOADING:</b>	(4) covered loading docks (2)10'X10'& (2) 8'X8';(2)drive-in drs.
<b>TAXES:</b>	Approximately \$16,000 Parcel ID#: 080MC021
<b>ZONING:</b>	I-2; Light industrial and warehouse distribution
<b>TRANSPORTATION:</b>	I-640 (1) mile; I-40 (2) miles; I-75 (4) miles. The arterial road (Western Avenue) serves the Pleasant Ridge Industrial Park. It has recently been widened to 5 lanes offering easy access to I-640.
<b>SITE DATA:</b>	1.8 acre site. The site is centrally located inside the I-640 loop with excellent access to the Knoxville area.
<b>AREA DATA:</b>	The Pleasant Ridge Industrial Park is a 1960-70 era business park within the city limits of Knoxville. The area is dominated by small to medium sized distribution facilities. The Park and surrounding area are completely built out.