



KNOXVILLE LOGISTICS CENTER PHASES II & III



128 PAWNOOK FARM ROAD | 425 SAM RAYBURN PARKWAY
LENOIR CITY, TN 37771



INDUSTRIAL PROPERTIES FOR LEASE



**KNOXVILLE
LOGISTICS CENTER**

PROPERTY OVERVIEW

Knoxville Logistics Center—two distribution centers totaling 431,378 square feet—is located in the Roane Regional Business and Technology Park in Roane County, Tennessee. These Class A rear load facilities feature state-of-the-art building specifications ideal for a variety of e-commerce, manufacturing, and distribution users. The developments include above market trailer and auto parking counts as well as future industrial outside storage, situated on an approximately 72-acre site.

TPA Group, an experienced Atlanta-based developer with a national industrial development platform, recently completed Phase II and will be delivering Phase III as a build-to-suit. 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

	PHASE II	PHASE III
Lease Rate:	Upon request	Upon request
Building Size:	±222,128 SF	±209,250 SF
Available SF:	±147,668 SF	±209,250 SF
Clear Height:	32'	32'
Column:	55' x 50'	55' x 50'
Status:	Completed April 2025	Build-to-Suit
Zoning:	I-2, Medium Industrial	I-2, Medium Industrial



PHASE II AVAILABILITY¹



147,668
Available SF



34
Dock Positions



86²
Auto Spaces



21³
Trailer Spaces

PHASE III BUILD-TO-SUIT



209,250
Available SF



40
Dock Positions



185
Auto Spaces



50
Trailer Spaces

¹ ±2 AC Future Outdoor Storage

² Plus 97 Future Spaces

³ Plus 63 Future Spaces

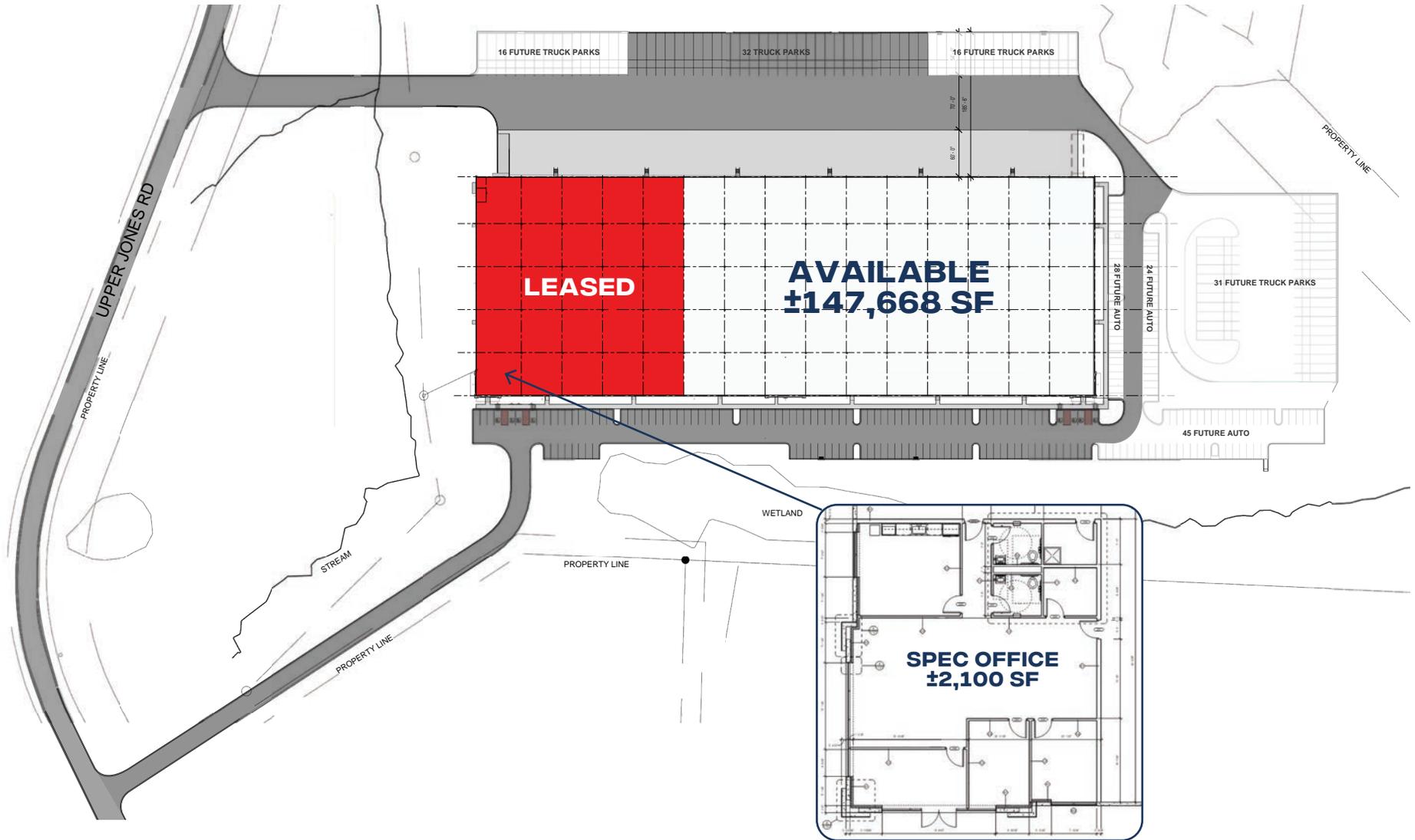


SITE PLAN





PHASE II FLOOR PLAN





INDUSTRIAL PARK MASTER PLAN

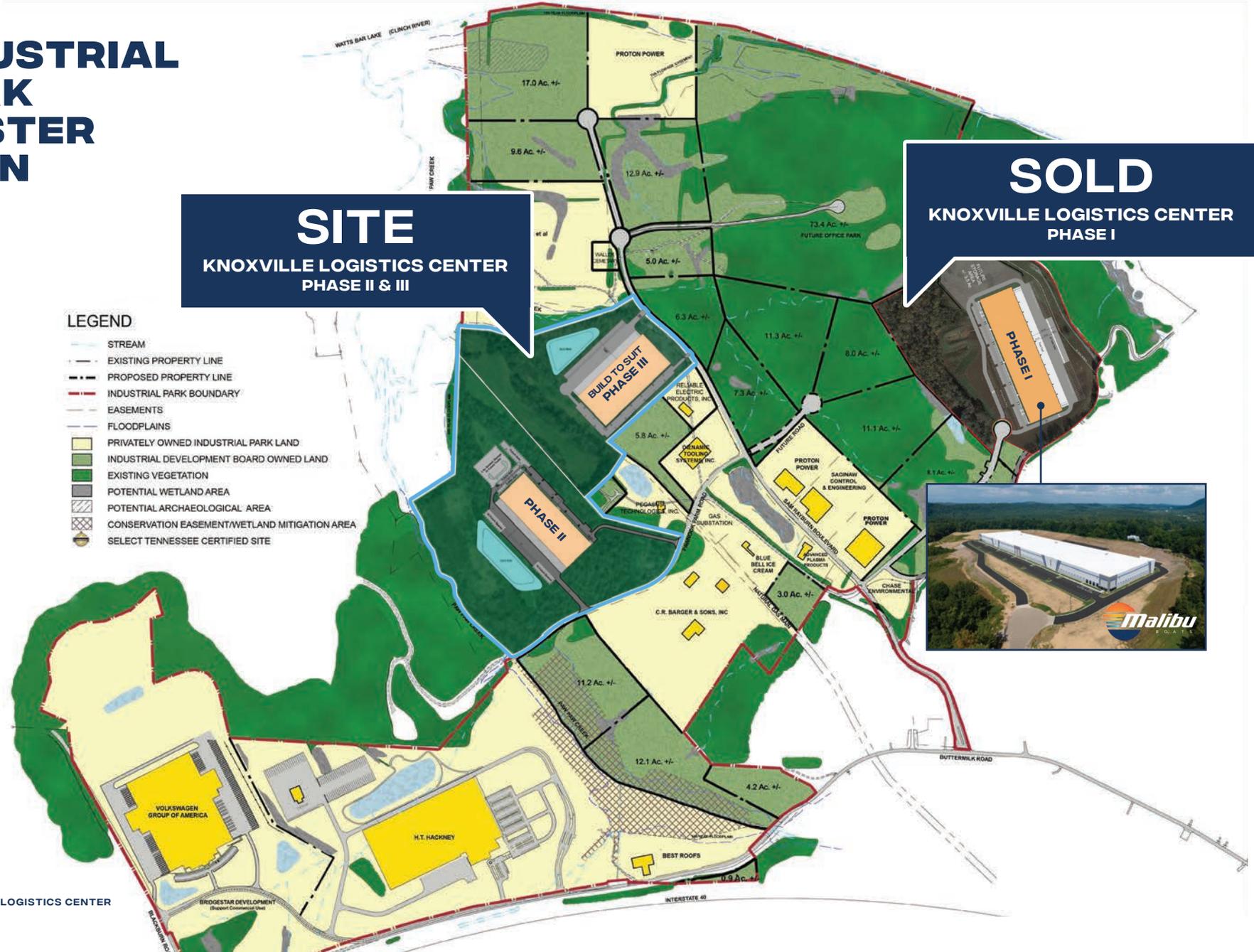
SITE
KNOXVILLE LOGISTICS CENTER
PHASE II & III

SOLD
KNOXVILLE LOGISTICS CENTER
PHASE I



LEGEND

- STREAM
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- INDUSTRIAL PARK BOUNDARY
- EASEMENTS
- FLOODPLAINS
- PRIVATELY OWNED INDUSTRIAL PARK LAND
- INDUSTRIAL DEVELOPMENT BOARD OWNED LAND
- EXISTING VEGETATION
- POTENTIAL WETLAND AREA
- POTENTIAL ARCHAEOLOGICAL AREA
- CONSERVATION EASEMENT/WETLAND MITIGATION AREA
- SELECT TENNESSEE CERTIFIED SITE



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LOGISTICS CENTER**

**LEASE RATE:
UPON REQUEST**



LOCATION INFORMATION	
Building Name:	Knoxville Logistics Center Phases II & III
Address:	Phase II - 128 Pawnook Farm Road, Lenoir City, TN 37771 Phase III - 425 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:	±2,100 SF Spec Office
Number of Floors:	1
Construction Status:	Phase II: Completed April 2025 Phase III: Build-to-Suit

PROPERTY INFORMATION	
Property Type:	Industrial
Zoning:	I-2, Medium Industrial
Property Subtype:	Warehouse/Distribution
Lot Sizes:	Phase II: ±44 AC Phase III: ±27 AC
APN#:	Phase II - 050 024.33 Phase III - 050 024.32
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

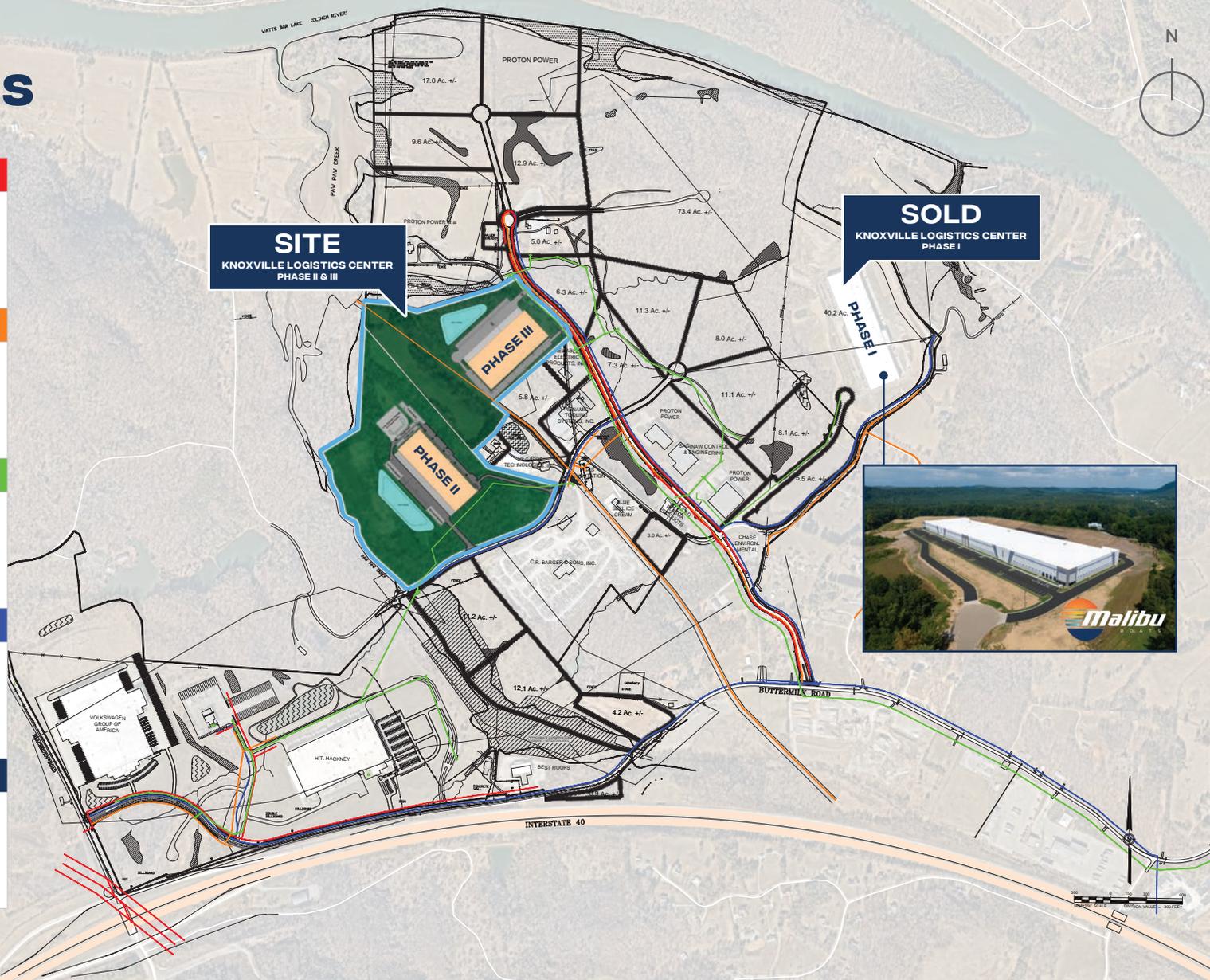
Lenoir City Utility Board
Contact: Herbert Sarten
844-687-5282 ext. 1729
hsarten@lcub.com

WATER

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

FIBER

AT&T
Contact: Alan Hill
865-769-5799
Ahl1732@att.com



INDUSTRIAL PROPERTIES FOR LEASE

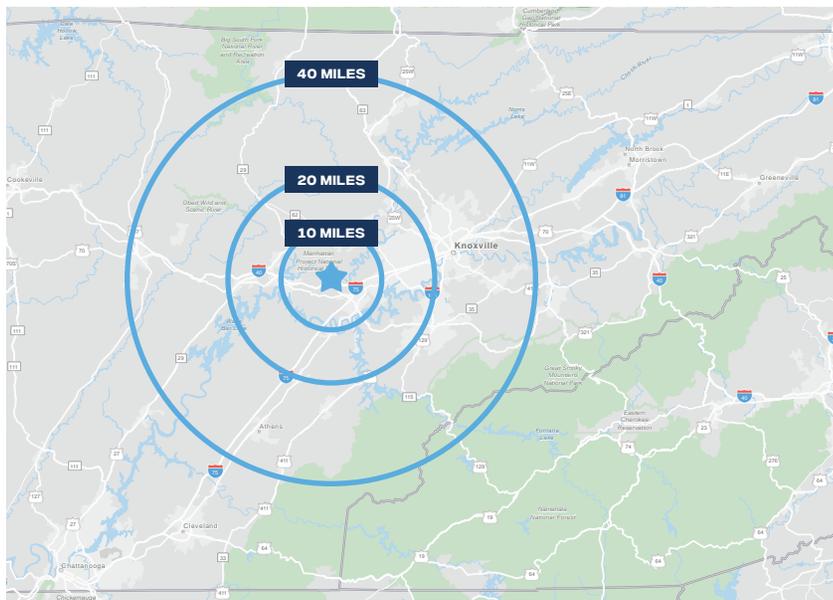


KNOXVILLE LOGISTICS CENTER

DEMOGRAPHICS	10 MILES	20 MILES	40 MILES
Total Population:	89,405	423,955	1,093,099
Median Age:	44.2	42.7	42.1

HOUSEHOLDS	10 MILES	20 MILES	40 MILES
Total Households:	35,349	172,985	449,216
Average HH Size:	2.51	2.42	2.38
Average HH Income:	\$121,743	\$116,606	\$95,467
Average Housing Value:	\$385,762	\$408,091	\$366,827

Source: Esri Project ID 1456331



Address/Location:	Phase II: 128 Pawnook Farm Road, Lenoir City, TN 37771 Phase III: 425 Sam Rayburn Parkway, Lenoir City, TN 37771
Total Size:	Phase II: ±222,128 SF Phase III: ±209,250 SF
Available SF:	Phase II: ±147,668 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)
Speed Bay:	60'
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 Doors:	Phase II: 34 Standard 9' x 10' Phase III: 40 Standard 9' x 10' KO for 1 future oversized 12' x 14' 1 ramp with 12' x 14'
Dock Equipment:	Standard uninsulated doors with Vision Lite Four (4) - 40,000 lbs mechanical dock levelers
Truck Courts:	185' deep; 60' concrete apron; HD Asphalt Drive Isle and Parking
Trailer Parking:	Phase II: 21 Trailer Spaces + 63 Future Spaces Phase III: 50 Trailer Spaces
Auto Parking:	Phase II: 86 Auto Spaces + 97 Future Spaces Phase III: 185 Auto Spaces
Outside Storage:	Phase II: ±2 Acres Future Outdoor Storage
Office/Storefront:	Two-glass entry features at building corners; Metal entrance canopy
Office Space:	±2,100 SF Spec Office
Clerestory:	KOs 1 per bay (typical)
Paint:	Exterior: 3 color textured Interior: White concrete panels and safety yellow columns
Fire Protection:	ESFR
Interior Lighting:	30 FC Lighting in Warehouse
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/Telecom:	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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KNOXVILLE
LOGISTICS CENTER



FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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