



KNOXVILLE LOGISTICS CENTER PHASES II & III



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

CBRE

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 outdoor storage, situated on an approximately 72-acre site.

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 52'	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

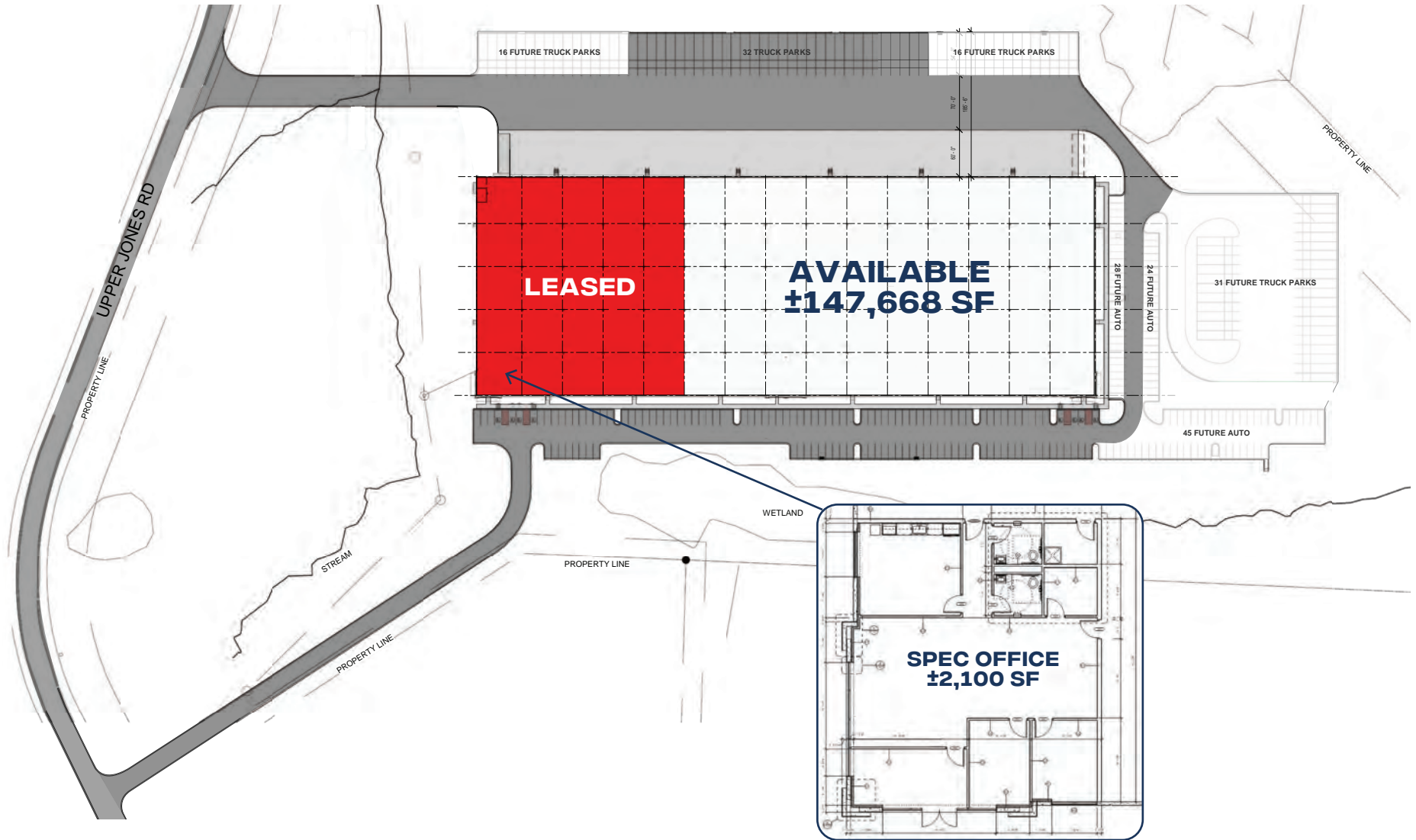
¹ ±2 AC Future Outdoor Storage

² Plus ±97 Future Spaces

³ Plus ±63 Future Spaces



PHASE II FLOOR PLAN





INDUSTRIAL PARK MASTER PLAN

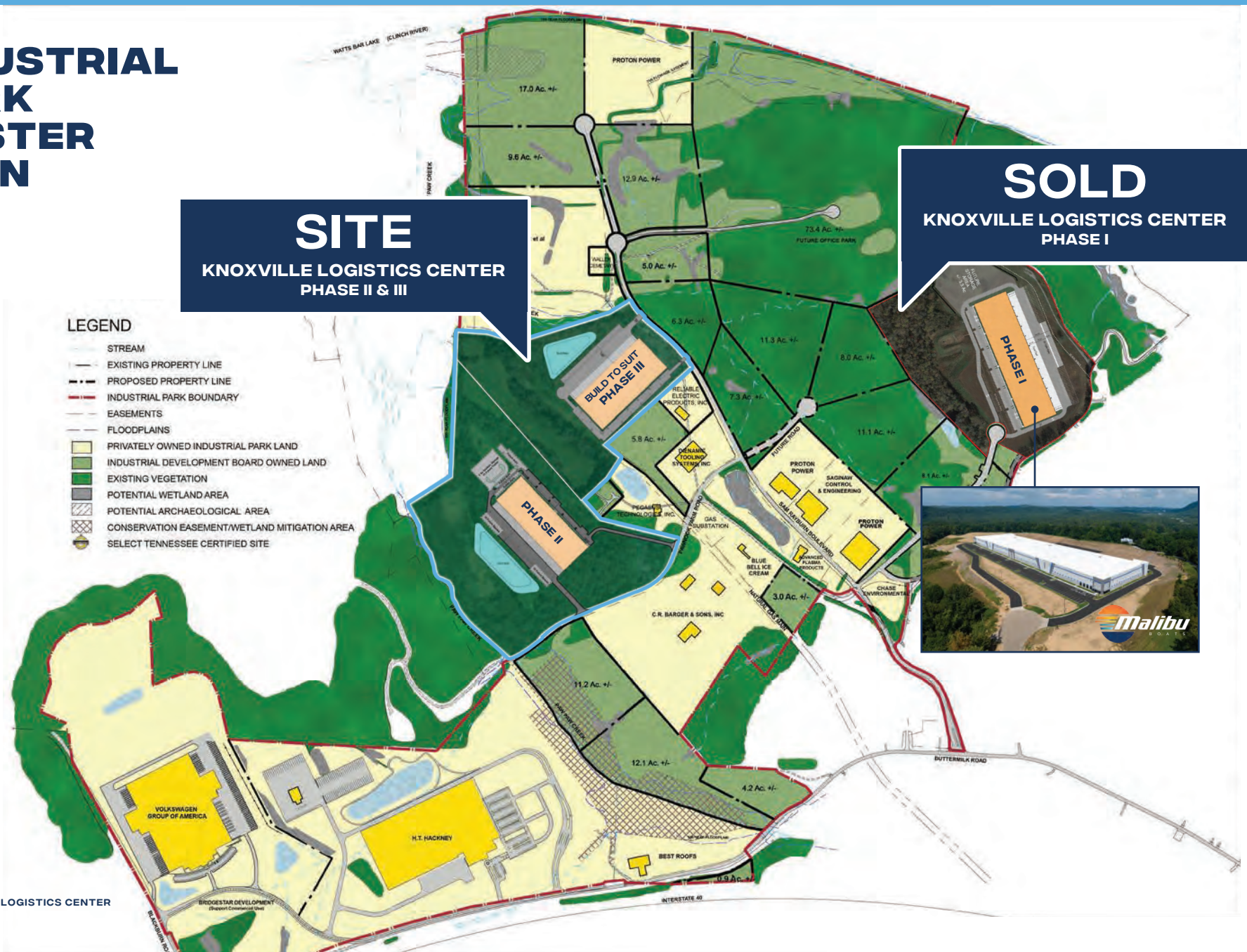
SITE
KNOXVILLE LOGISTICS CENTER
PHASE II & III

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



INDUSTRIAL PROPERTIES FOR LEASE



**KNOXVILLE
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@lcbub.com

GAS

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

SEWER

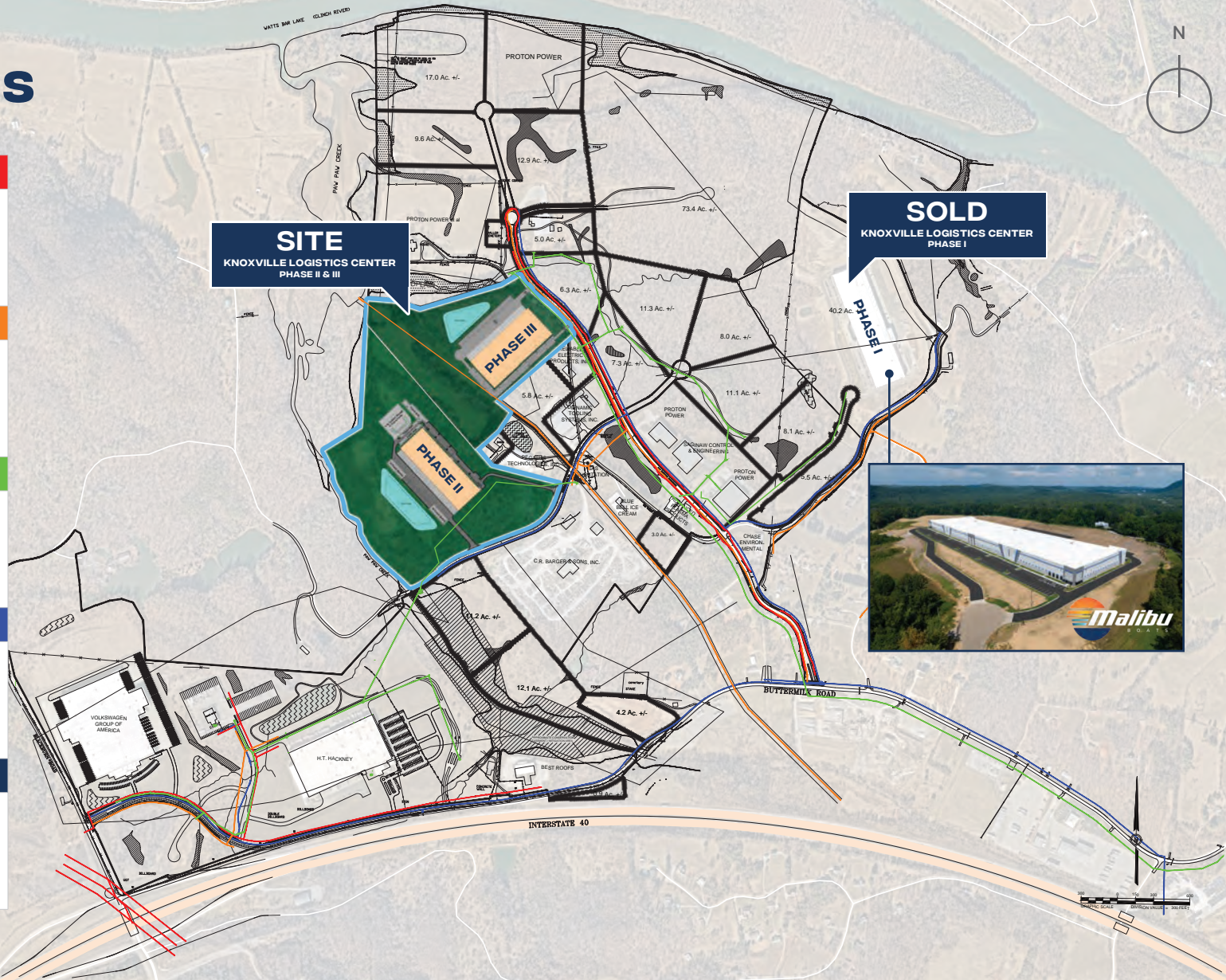
Lenoir City Utility Board
Contact: Herbert Sarten
844-687-5282 ext. 1729
hsarten@lcbub.com

WATER

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

FIBER

AT&T
Contact: Alan Hill
865-769-5799
Ahl732@att.com



SITE
KNOXVILLE LOGISTICS CENTER
PHASE II & III

SOLD
KNOXVILLE LOGISTICS CENTER
PHASE I



INDUSTRIAL PROPERTIES FOR LEASE



KNOXVILLE LOGISTICS CENTER

LOCATION



INDUSTRIAL PROPERTIES FOR LEASE

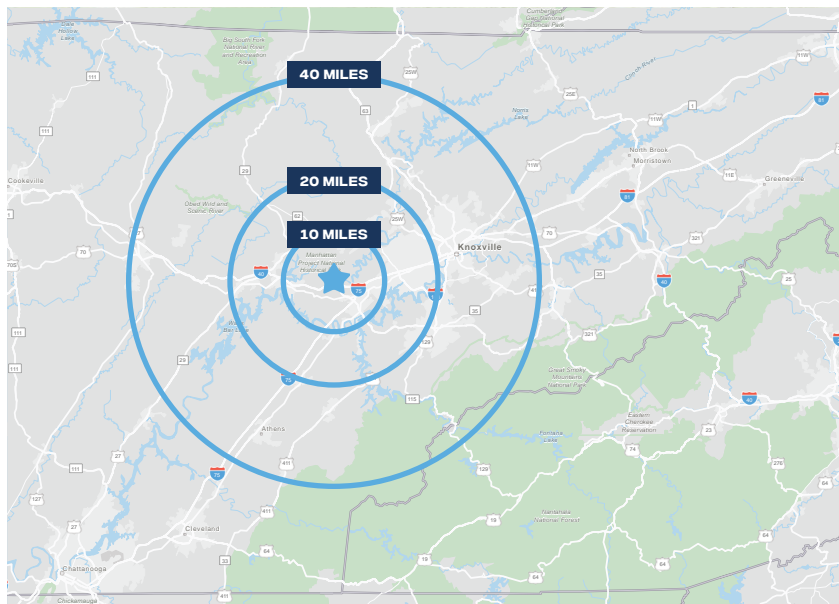


KNOXVILLE LOGISTICS CENTER

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 52'
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

INDUSTRIAL PROPERTIES FOR LEASE



KNOXVILLE
LOGISTICS CENTER



FOR MORE INFORMATION, PLEASE CONTACT:

Brian Tapp, CCIM, SIOR
First Vice President
T +1 865-498-6500
C +1 865-719-5703
brian.tapp@cbre.com

Andrew Wilmoth, CCIM, SIOR
Senior Associate
T +1 865-498-6500
C +1 865-322-2556
andrew.wilmoth@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.