

LEVI STRAUSS BUILDING
1809 Cherry St.
Knoxville, TN 37917
Knox County



Property Type: Warehousing and Manufacturing

Available: 180,000 square feet
(Can Be Divided)

Lease Rate: \$2.25 PSF-Modified Gross
(Rate Includes Taxes & Insurance)



Building Information

SQ/FT: 180,000 (Divisible)

All Utilities: Yes

Construction: Concrete Block

Ceiling Heights: 9'5" - 12'5"

Loading Docks: Yes (1)

Drive in Doors: Yes (2)

Property Description:

Building can be divided into 24k, 36k, 48k or 72k sq.ft. increments per floor plan. Building improved with concrete floors with vinyl tile, concrete block walls, built-up asphalt roof, utilities- water, gas and sewer- provided by KUB. Electric includes 4000 amp, 277/480 volt, 3 phase, 4 wire. Wet sprinkler system, HVAC and gas heat. Column spacing of 30' x 30'. Ceiling height varies from 9'5" to 12'5". Building also contains (1) 8' x 7' dock and (2) 9' x 9' high van-high doors. Excellent access, the building is considered a central city location approximately (1) mile from downtown Knoxville, East off I-40, approximately (.2) miles via Cherry Street exit. The building is situation on the corner of Cherry Street and Hoitt Avenue. Majority of surrounding uses are industrial in nature.



CONTACT

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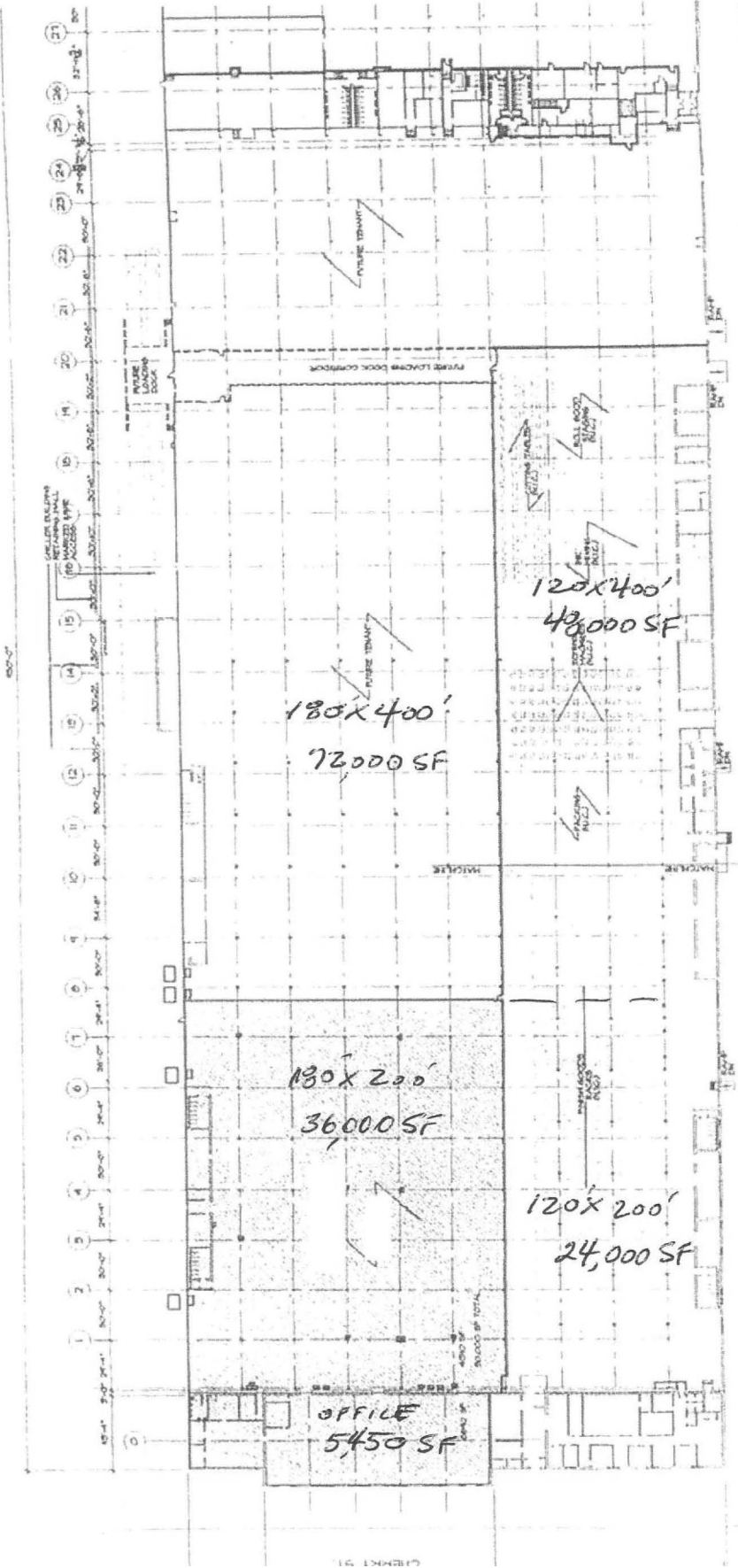
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PROJECT DATA	RS-443
ARCHITECT'S FILE NO.	TYPE IV
CONSTRUCTION TYPE	UNPROTECTED SPRINKLED
OCCUPANCY	BUSINESS
NO. STORIES & HEIGHT	1 STORY HST = 14'
BUILDING AREA	281644 SQ. FT.
APPLIED CODES	IBC 1997 NFPA 1054 ADA 1990

1 FLOOR PLAN
SCALE 1/8" = 1'-0"