

For Lease

Office/Warehouse

8,994 SF | West Knoxville



8,994 SF Office/Warehouse - Bearden

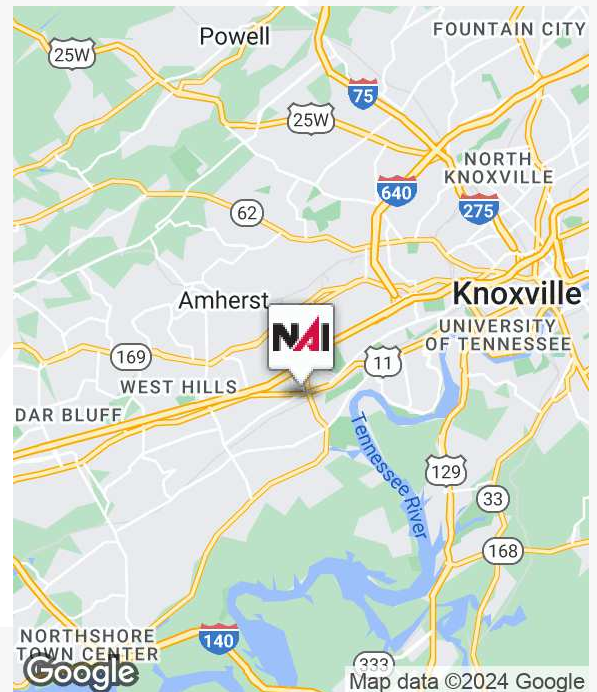
6331 Baum Drive
Knoxville, Tennessee 37919

Property Highlights

- 2,344 SF office (10 offices, reception, entryway, breakroom, workroom, 2 baths) - Central HVAC
- 3,550 SF warehouse with 12' clear to suspended ceiling (also has 2 shop offices) - Central HVAC
- 3,050 SF warehouse with 21'6" clear ht (also has shop bath and 1 shop office) - Gas suspended space heaters
- (2) 12'W x 14'H grade level overhead doors, (1) 10' x 10' overhead door
- In-ground dock plate raises to become ramp for trailer height access
- 16 parking spaces - Gated fenced storage at the rear of property

Property Description

Sublease until April 30, 2023
\$7.28 per SF modified gross



For more information

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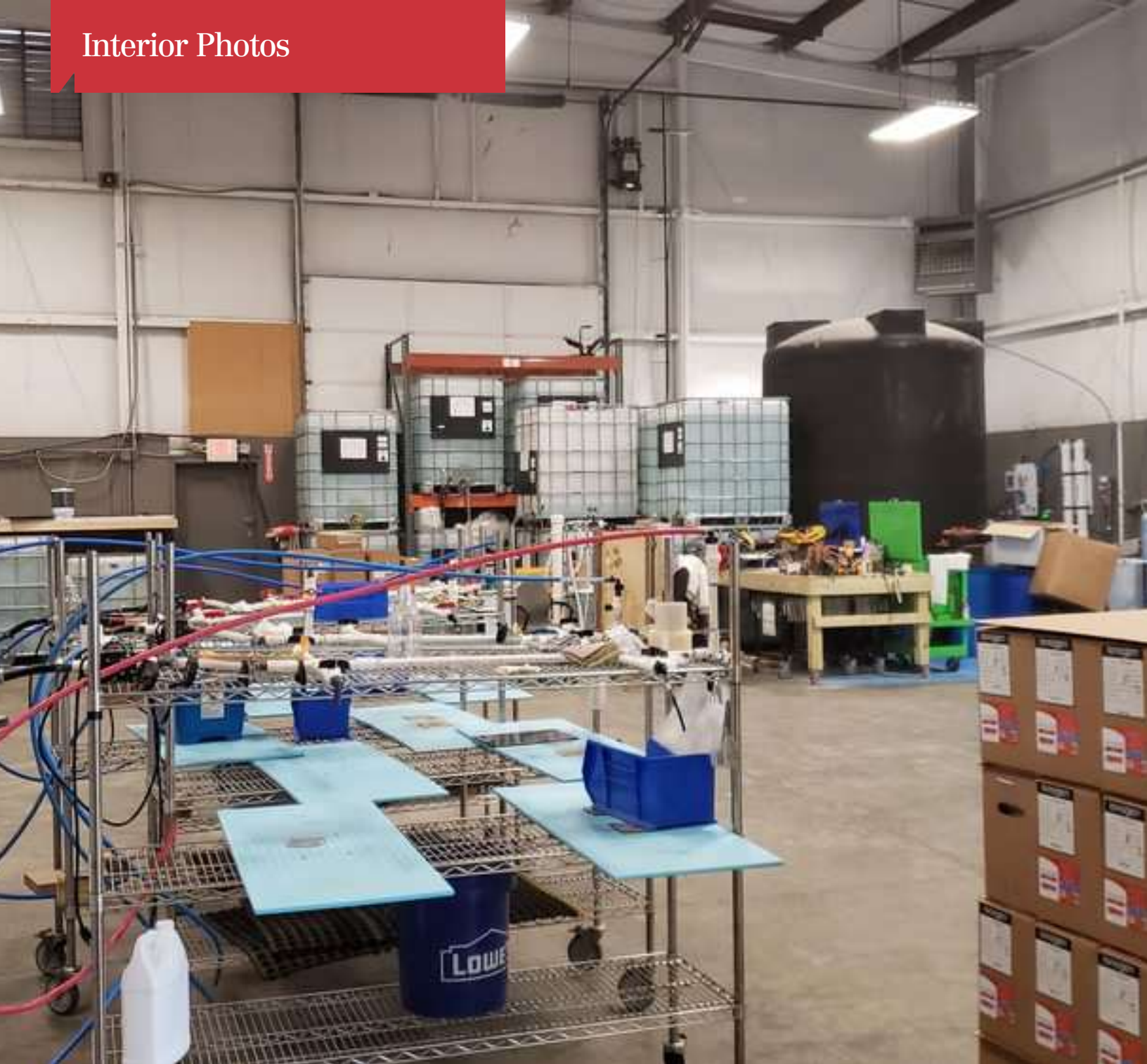
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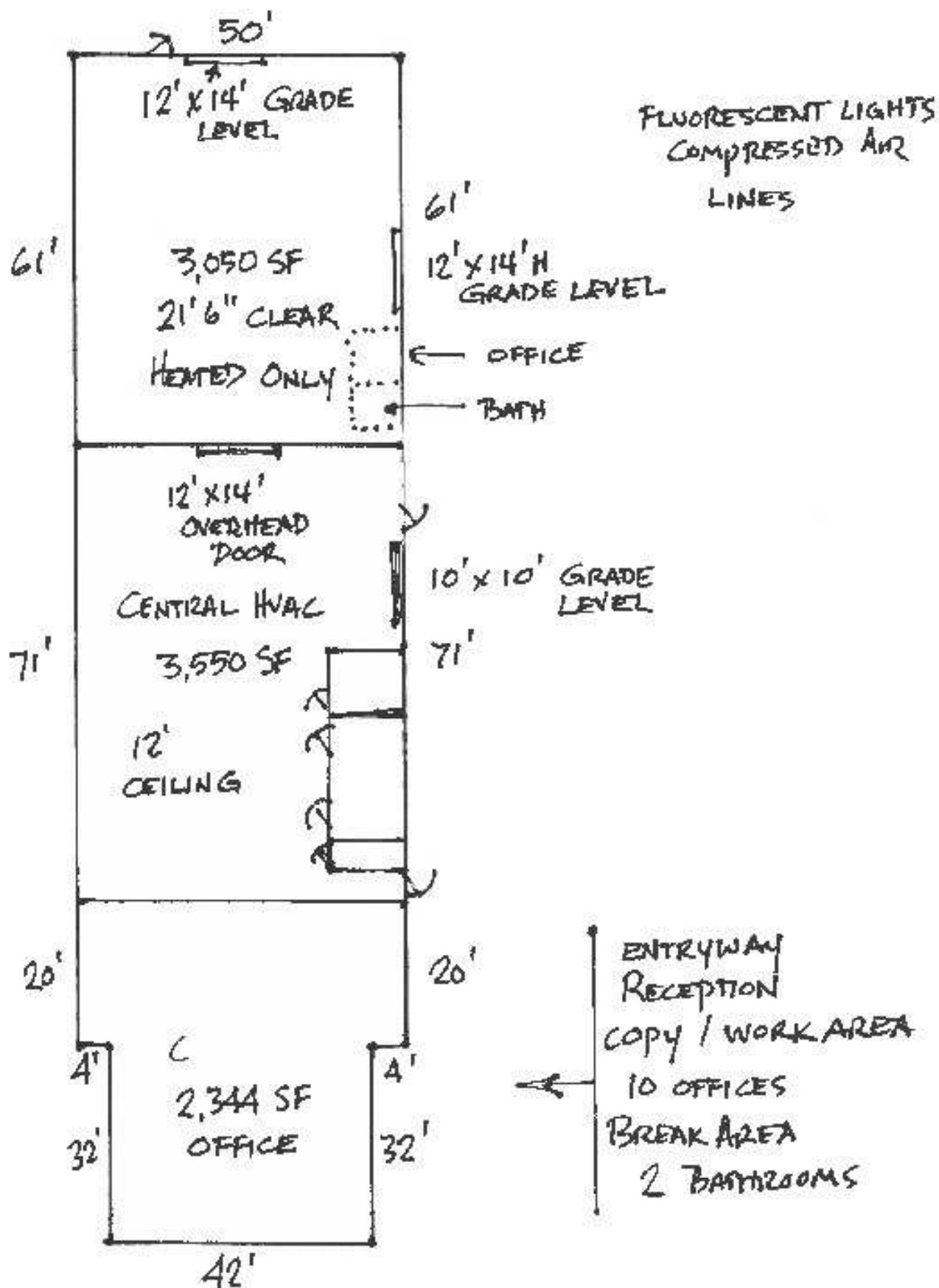
Interior Photos



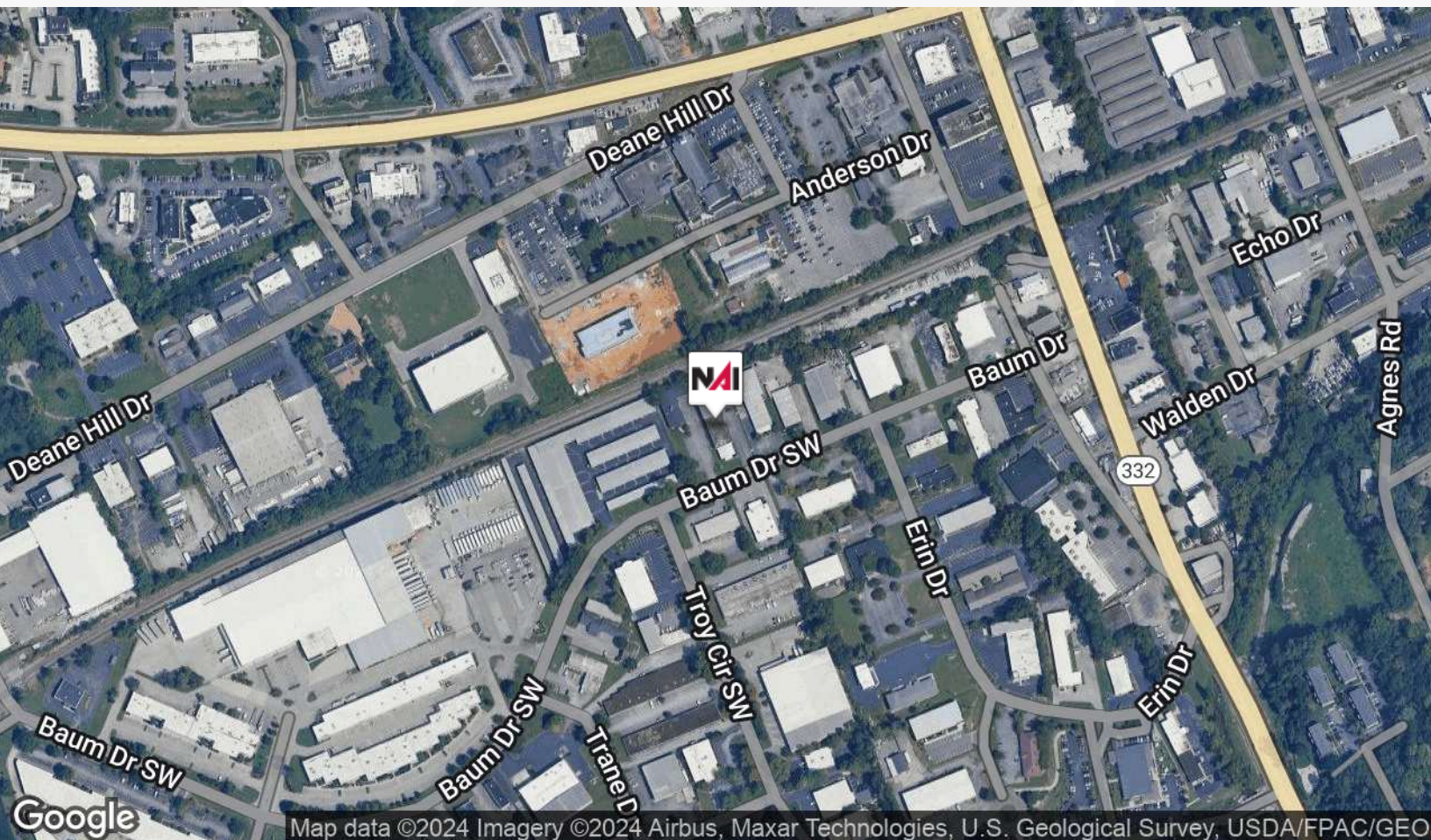
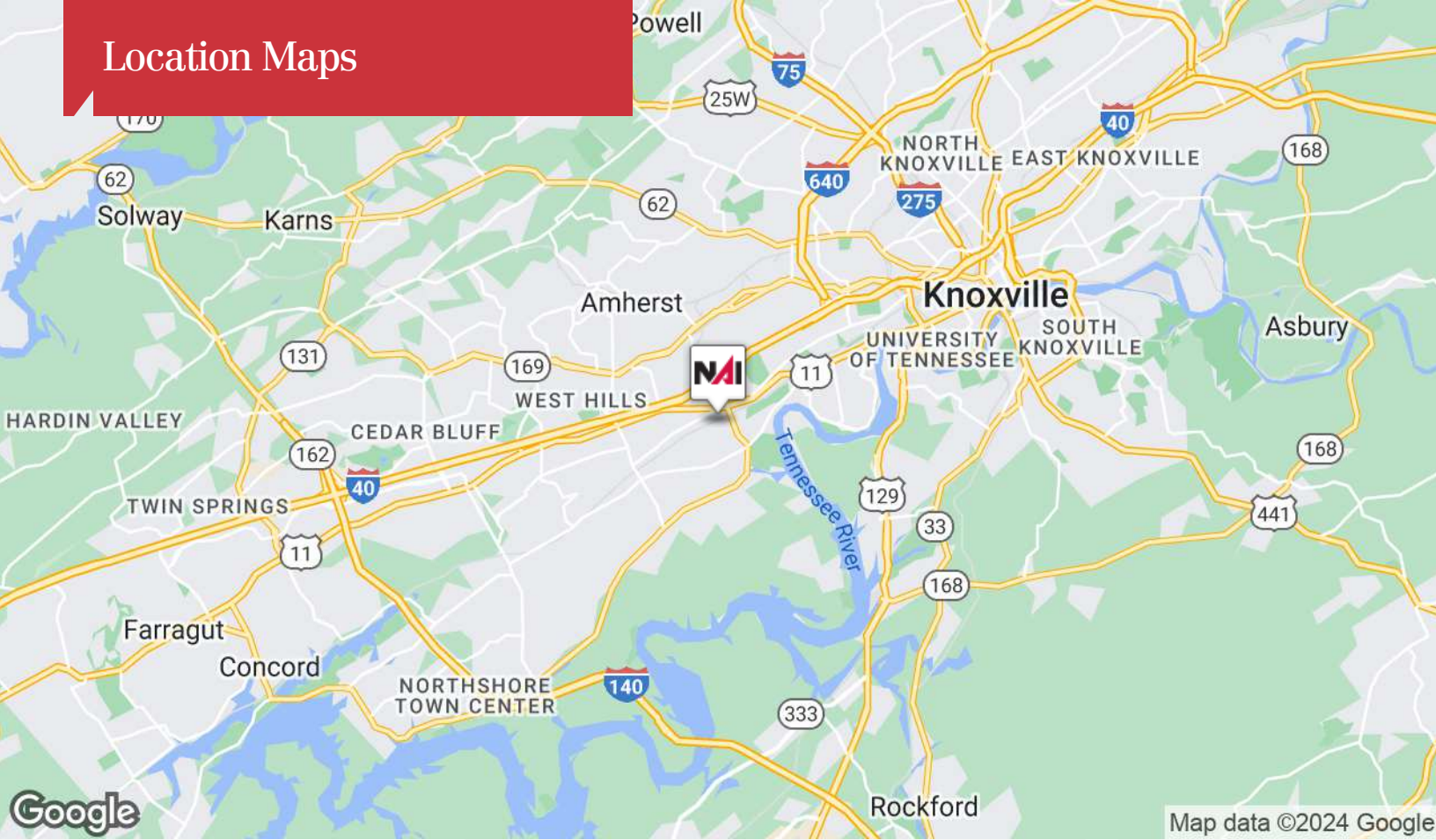
Additional Photos



Floor Plan



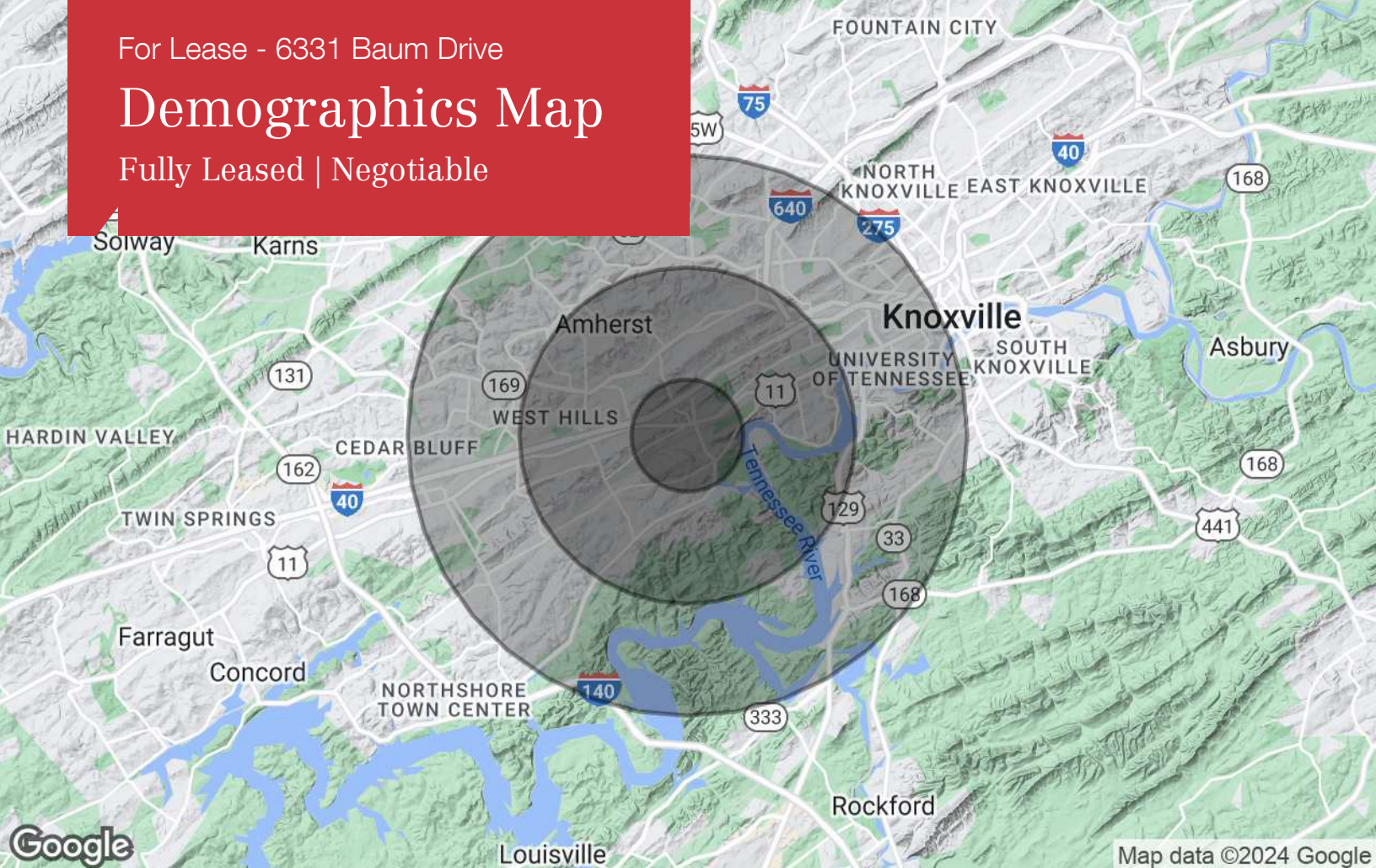
Location Maps



For Lease - 6331 Baum Drive

Demographics Map

Fully Leased | Negotiable



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,713	43,653	123,065
MEDIAN AGE	36.0	35.0	34.6
MEDIAN AGE (MALE)	36.8	34.2	33.9
MEDIAN AGE (FEMALE)	36.0	36.0	35.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,760	20,115	54,350
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$83,450	\$76,388	\$68,949
AVERAGE HOUSE VALUE	\$361,603	\$226,925	\$186,892

Race

	1 Mile	3 Miles	5 Miles
% WHITE	86.8%	89.1%	86.9%
% BLACK	3.8%	5.9%	8.8%
% ASIAN	8.0%	4.0%	3.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.8%	0.4%	0.3%
% OTHER	0.6%	0.6%	1.1%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.6%	4.8%	4.9%

* Demographic data derived from 2020 ACS - US Census