

For Sale

Industrial Investment Property

28,583 SF | \$2,100,000

Industrial Investment Property

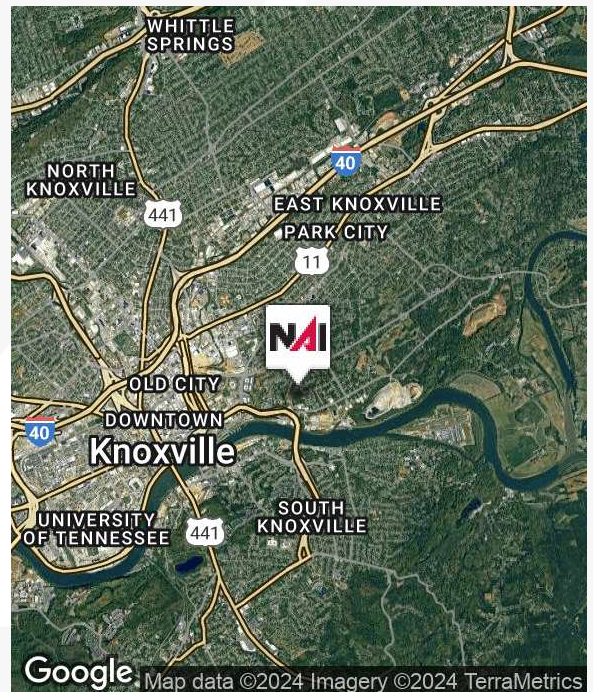
1715 Riverside Dr
Knoxville, Tennessee 37915

Property Highlights

- Knoxville Industrial Property For Sale
- Fully Leased (BESCO and Cell Tower)
- Convenient access to I-40 and Downtown
- 7,204 SF of Office Space
- 21,379 SF of Warehouse Space
- Financials Available Upon Request

Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	476	1,552	4,960
Total Population	721	2,399	8,054
Average HH Income	\$22,964	\$24,518	\$25,908



For more information

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Property Details

PROPERTY NAME:	Engert Plumbing & Heating Inc.
PROPERTY ADDRESS:	1715 Riverside Dr Knoxville, TN 37915
PROPERTY TYPE:	Industrial
APN:	095GJ004
LOT SIZE:	9.92 Acres
ZONING:	I-MU
PRIMARY TENANT:	BESCO
SECOND TENANT:	Cell Tower
CAP RATE:	5.6%
NOI:	\$117,156
TOTAL SF:	28,583
OFFICE (COMBINED) SF:	7,204
WAREHOUSE SF:	21,379
BUYER TO INDEPENDENTLY VERIFY MEASUREMENTS	





Primary Tenant

BESCO originated in Knoxville, TN in 1950 and has grown to become an industry leader throughout the Southeast Region and across the United States. BESCO provides premier electrical services for clients across an array of industries. The company also offers construction project management services, emergency services and maintenance. For more information visit the company's website at BESCO.com.

Buildings Description

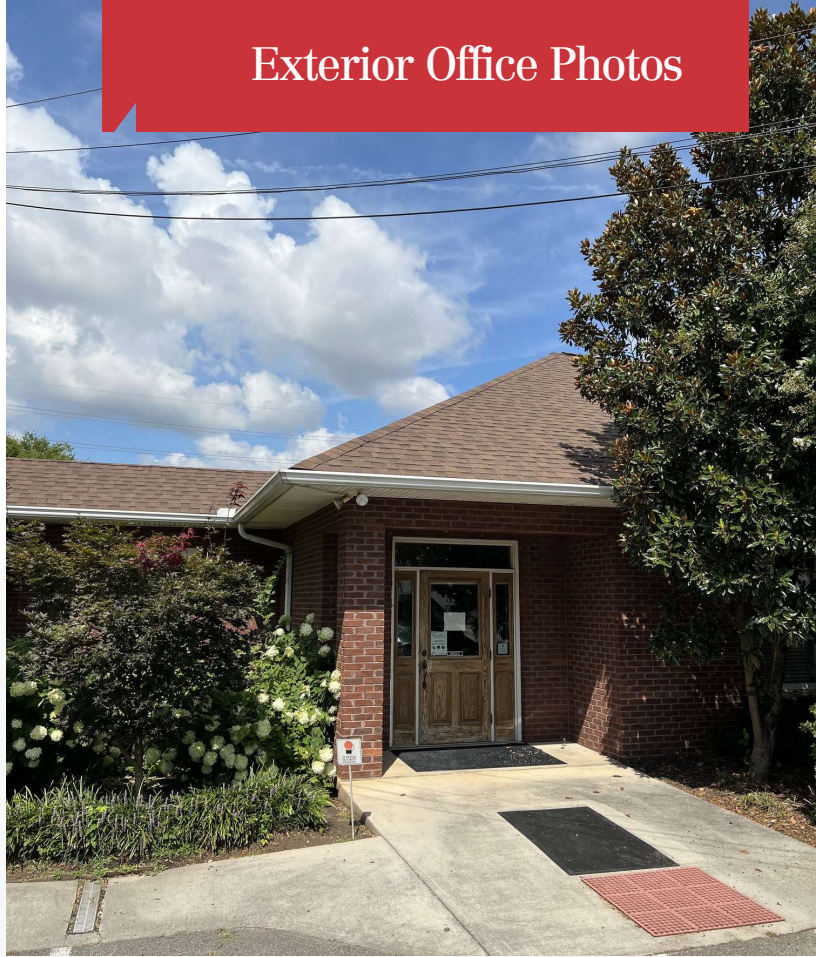
The Samuel McCammon House (reportedly constructed in 1834) is two stories and 3,512 SF with 5 large offices and two bathrooms. In 1998 a 3,692 SF annex was built with a reception area, kitchen, firewall storage room, 6 offices and two large garages. A 21,379 SF warehouse offers open shop/manufacturing space, storage areas, several overhead doors for loading/unloading, as well as a loading dock.





Warehouse Photos

Exterior Office Photos



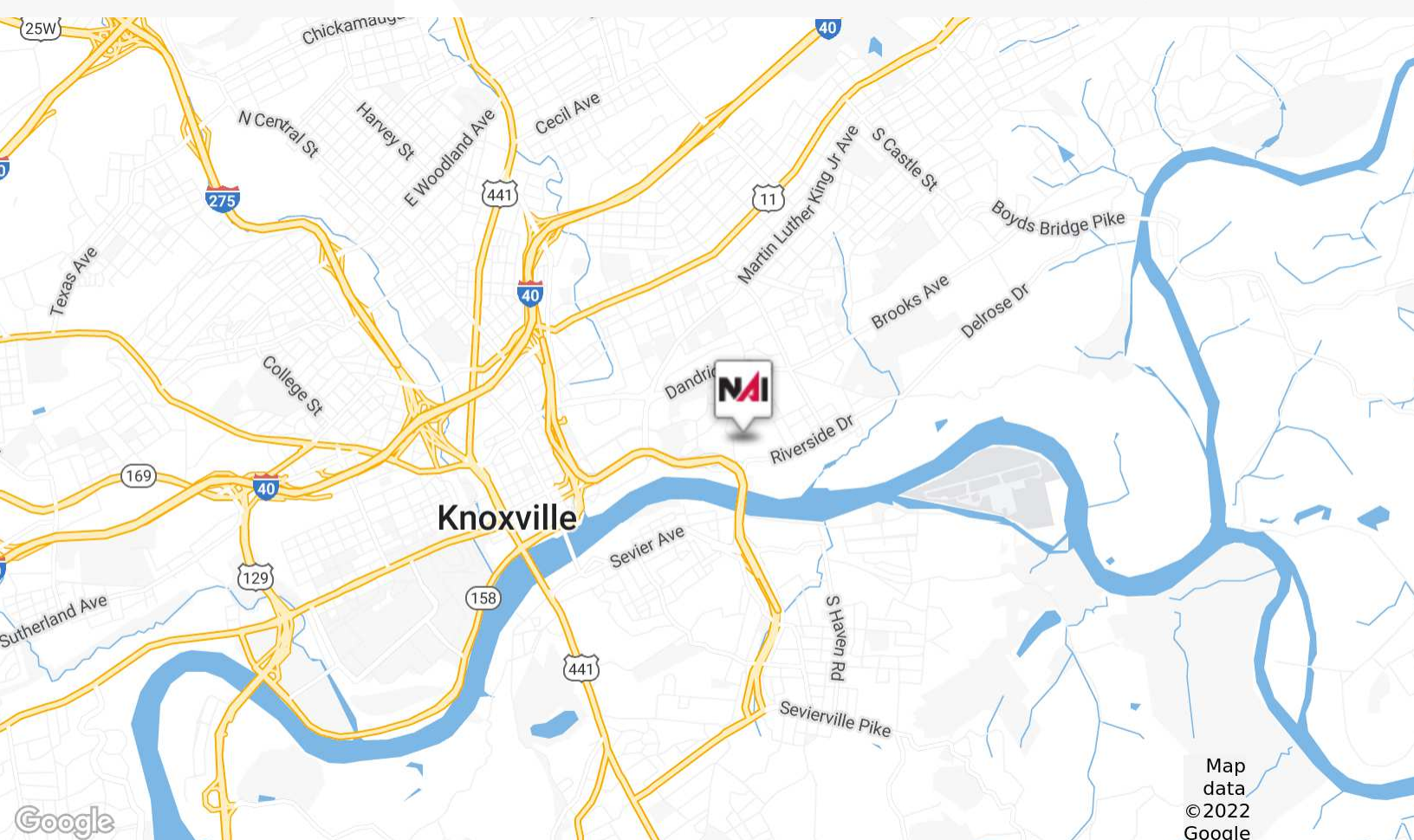
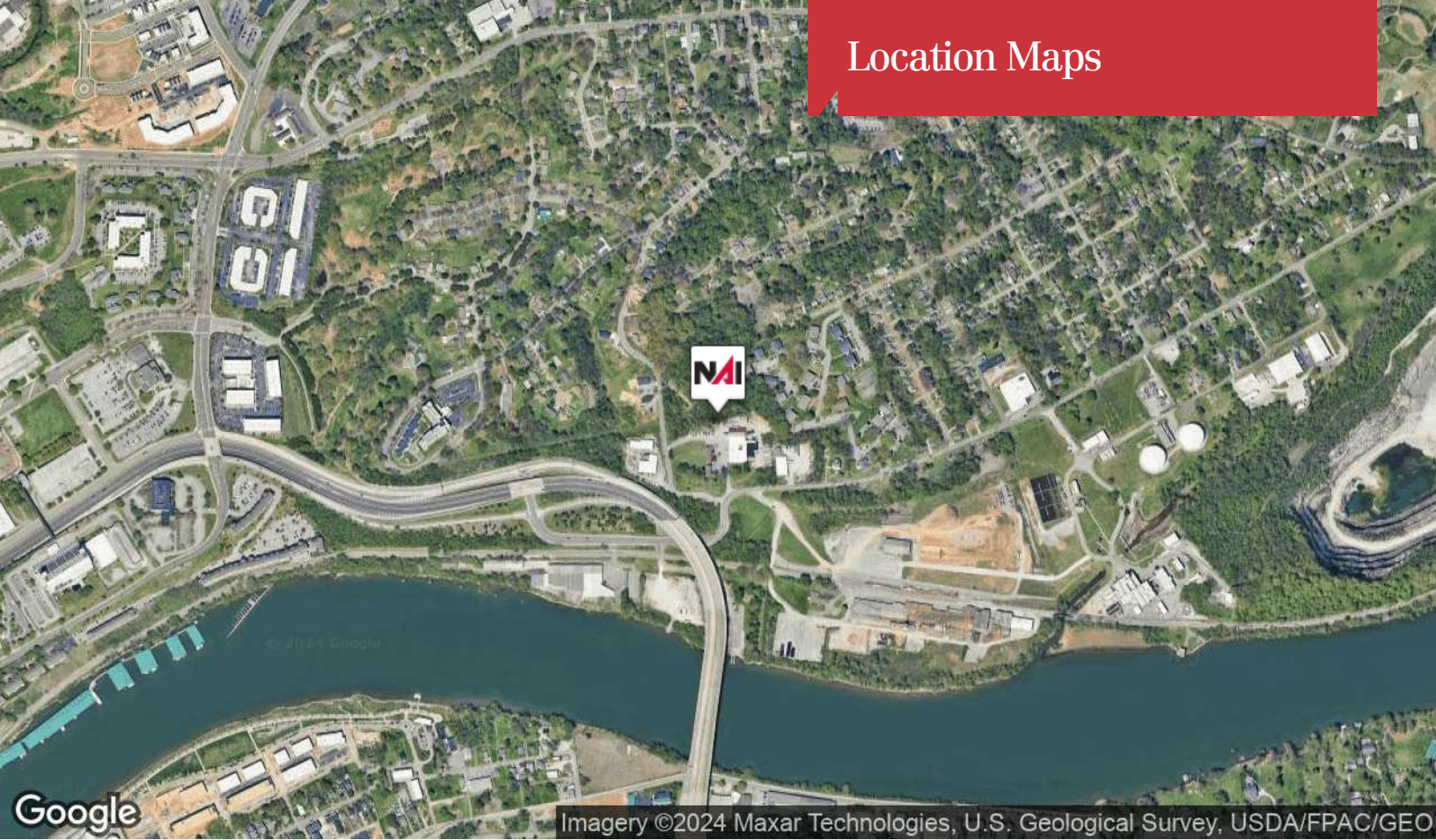
Annex Interior Photos



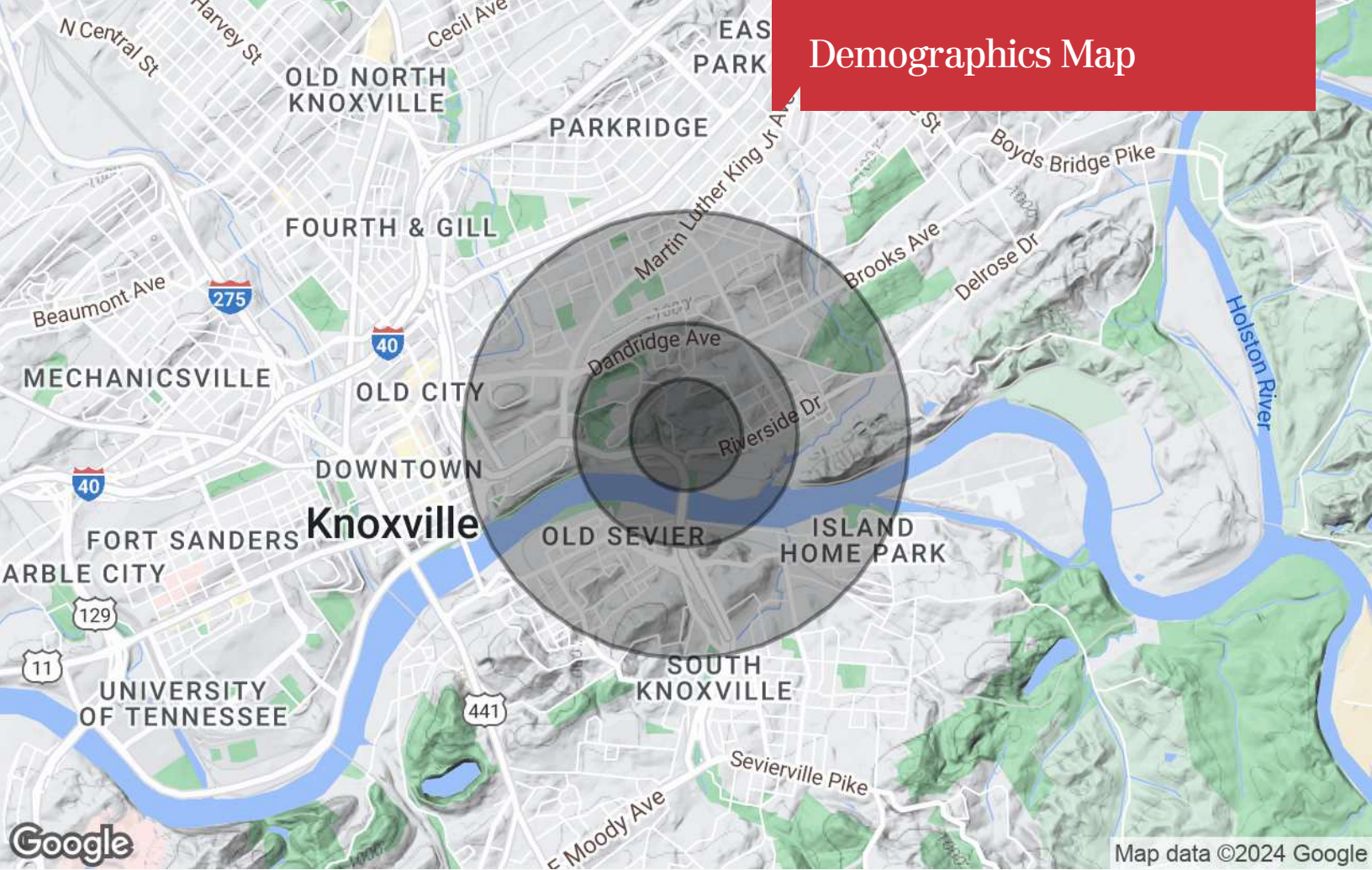
Office Interior Photos



Location Maps



Demographics Map



Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	721	2,399	8,054
MEDIAN AGE	40.4	40.2	33.2
MEDIAN AGE (MALE)	40.2	40.4	34.2
MEDIAN AGE (FEMALE)	41.1	40.6	32.0

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	476	1,552	4,960
# OF PERSONS PER HH	1.5	1.5	1.6
AVERAGE HH INCOME	\$22,964	\$24,518	\$25,908
AVERAGE HOUSE VALUE	\$177,365	\$173,780	\$92,622

Race

	0.25 Miles	0.5 Miles	1 Mile
% WHITE	46.0%	47.7%	49.5%
% BLACK	53.3%	51.8%	49.3%
% ASIAN	0.0%	0.0%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.7%	0.5%	0.6%

Ethnicity

	0.25 Miles	0.5 Miles	1 Mile
% HISPANIC	0.4%	0.8%	1.5%

* Demographic data derived from 2020 ACS - US Census

Agent Profile

John Haney, CCIM

Senior Advisor

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Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/ medical office sales and leasing, retail and investment properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/ Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His unique combination of professional experiences, education and contacts allows John to help his clients attain their real estate goals.

Recent Notable Clients

Medical: Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle

Professional: Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Computer Systems Plus, Total Quality Logistics

Industrial: BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

Retail: Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Voodoo Brewing Company

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Farragut/West Knox Chamber of Commerce, Board of Directors

Knoxville, Blount County and Loudon County Chamber of Commerce

North Knoxville and Fountain City Business & Professional Associations

Hardin Valley Business and Community Alliance

PIN Referral Excellence Organization, Networking Today International

Education

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute - Certified Commercial Investment Member, CCIM Designee, 2014



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