



Property Description

1.17± Acres | I-H Industrial Land | Rail-Served Development Opportunity

Positioned in Knoxville's Lonsdale neighborhood, this 1.17± acre assemblage includes six contiguous parcels, offering a rare opportunity for industrial or redevelopment uses. Zoned I-H (Heavy Industrial), the predominantly flat site is ideal for a variety of industrial users and offers the unique potential for a rail-served facility.

Located just minutes from I-275, the property provides excellent access to the greater Knoxville region, making it well suited for manufacturing, warehousing, distribution, contractor operations, or outdoor storage (subject to applicable regulations). Investors may also explore future residential redevelopment through rezoning as the surrounding area continues to experience reinvestment and infill growth.

Get more information

Jack Coker

Associate Broker

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Property Highlights

- **Selling Price:** \$850,000
- 1.17± acres (six-parcel assemblage)
- Zoned I-H (Heavy Industrial)
- Opportunity for direct rail-served industrial development
- Predominantly flat, development-ready site
- Excellent access to I-275 and regional transportation corridors
- Walking distance to Lonsdale Elementary School
- Potential long-term residential redevelopment opportunity through rezoning



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Industrial Land For Sale

2523 Burnside Street



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