

FOR LEASE · HEAVY INDUSTRIAL / IOS

# INDUSTRIAL OUTDOOR STORAGE YARD

3502 East Governor John Sevier Highway · Knoxville, Tennessee 37914

**±10 AC**

TOTAL AVAILABLE

**3-10 AC**

FLEXIBLE  
CONFIGURATIONS

**320+ FT**

HIGHWAY FRONTAGE

**8,000 SF**

BUILDINGS AVAILABLE



AVAILABLE NOW — FOR LEASE

Leasing Contact: Tanner Gass · 423-329-5235 · [tegass@teglease.com](mailto:tegass@teglease.com)  
Megan Gass, LLC · See leasing options, page 2

# LEASING OPTIONS

3502 East Governor John Sevier Highway, Knoxville, TN 37914 · Five available configurations

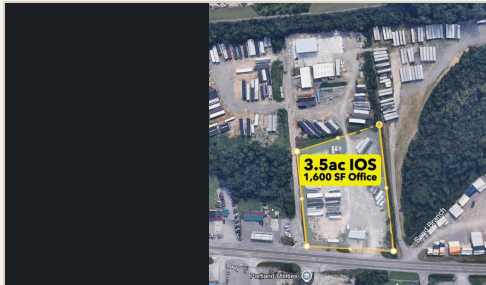


## OPTION 1 — ENTIRE SITE

### FULL PROPERTY

#### ±10 ACRES · INDUSTRIAL OUTDOOR STORAGE

- 1,600 SF office building
- Two 4,000 SF pre-engineered metal buildings — mechanics garage, warehouse, or office use
- Roll-up door clearances 15' to 18' tall
- 320+ ft of highway frontage · fully fenced & secured



## OPTION 2 — FRONT LOT

### 3.5 ACRES

#### INDUSTRIAL OUTDOOR STORAGE

- 1,600 SF office building
- 320+ ft of highway frontage
- Fully fenced & secured

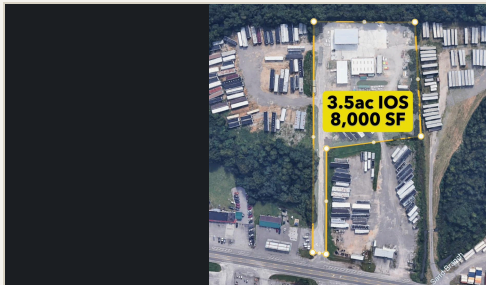


## OPTION 3 — REAR LOT

### 3 ACRES

#### INDUSTRIAL OUTDOOR STORAGE

- Open storage yard, no buildings
- Rear parcel, tree-lined perimeter
- Fully fenced & secured



## OPTION 4 — MID LOT

### 3.5 ACRES

#### 8,000 SF ACROSS TWO BUILDINGS

- Two 4,000 SF buildings — mechanics garage, warehouse, or office
- Roll-up doors 15'–18' tall
- Fully fenced & secured



## OPTION 5 — MID + REAR

### 6.5 ACRES

#### 8,000 SF ACROSS TWO BUILDINGS

- Combines Lots 2 & 3 for larger yard capacity
- Two 4,000 SF buildings included
- Fully fenced & secured