

Industrial For Lease

Wallace Commercial

813 S Northshore Dr, Suite 202 Knoxville, TN 37919 | 865-690-1111

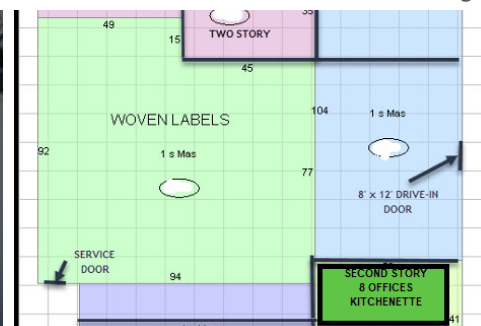
Industrial Building for Lease in Northw...

2409 Sycamore Drive, Knoxville, TN, 37921

Industrial: Warehouse/Office For Lease

Prepared on July 06, 2026

1 of 1 Listings



Listing Details | Industrial For Lease

Suite	-
Sublease	-
Total Available Space	26,200 SF
Min Div/Max Contig	26,200 SF
Asking Rate	\$18,444 Monthly
Industrial/Office Rent	
Lease Type	-
Expenses	-
Signage	Free-Standing
Show Instructions	Call broker
Annual Taxes	\$11,864 in 2024
Vacant	Yes

Available Date	3/10/2026
Days On Market	118 days
Date Listed	3/10/2026
Last Modified	7/06/2026
Listing ID	44542672
Heavy Electric	Yes
Clear Height	12 - 22 ft
Ceiling Height	12 - 22 ft
Dock High Doors	-
Grade Level Doors	-
Sprinklers	Yes
Parking Spaces	-

Description

Very flexible warehouse-production facility. Heavy electrical service (120/280, 480/277, and 120/240), fully sprinklered, ceiling heights from 12' to 22', 8' x 12' drive-in door, 8' x 8' dock high door, 7' x 12' (wide) service door, upper level storage areas, conference/training area.

Tenant must verify measurements and other statements.

Industrial Park convenient located to I-640, I-40 and I-75

Location Details

Address	2409 Sycamore Drive, Knoxville, TN, ...
Zoning	I-G
County	Knox

Parcels	080MC025
Name	2409 Sycamore Dr
Nearest MSA	Knoxville

Sub Type	Warehouse/Office
Building Status	Existing
Building Size	26,200 SF
Land Size	2.7 Acres / 117,612 SF
Number of Buildings	1
Number of Floors	2
Year Built	1960
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Yard	-
Electricity	Yes

Clear Height	12 - 22 ft
Ceiling Height	-
Dock High Doors	1
Grade Level Doors	1
Rail Doors	Not present
Sprinklers	Yes
Water	Yes
Sanitary Sewer	Yes, Kub
Natural Gas	Yes, Kub
Rail Service	No
Rentable Space	26,200 SF

2 Listings | 26,200 SF | Negotiable

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Flexible ...	-	26,200 SF	\$2,313,600	3/10/2026	-	-	1 GD, 1 DH	-	-	- / - 3Ø
For Lease	Flexible ...	-	26,200 SF	\$18,444 Month	3/10/2026	12-2...	12-22 ft	-	-	-	- / - / -

Scale: 10 ft

BASED ON KNOX CO. ASSESSOR'S REPORT

The floor plan is divided into several colored sections representing different rooms and areas:

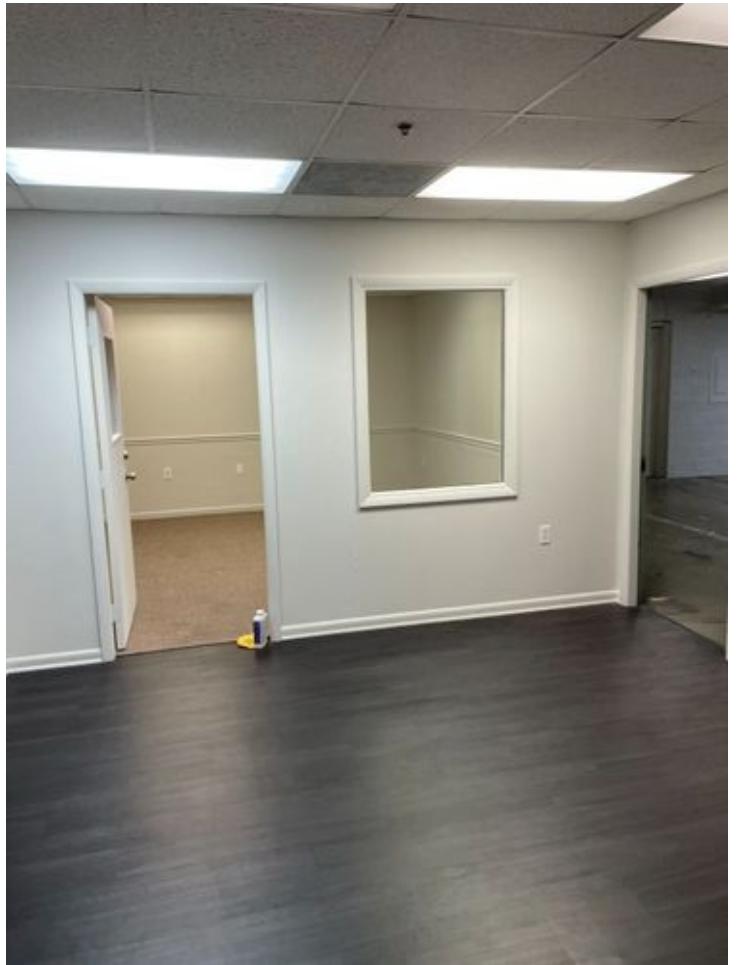
- Top Left (Pink):** Labeled "TWO STORY". It contains a white oval shape and is bordered by a pink wall. The number "94" is in the top left corner, "20" is on the left wall, and "15" is on the right wall.
- Top Right (Blue):** Labeled "TWO STORY". It contains a white oval shape and is bordered by a blue wall. The number "50" is in the top right corner, "35" is on the left wall, and "104" is on the right wall.
- Middle Left (Green):** Labeled "WOVEN LABELS". It contains a white oval shape and is bordered by a green wall. The number "49" is in the top left corner, "92" is on the left wall, and "45" is on the right wall.
- Middle Right (Blue):** Labeled "1 s Mas" and "8' x 12' DRIVE-IN DOOR". It contains a white oval shape and is bordered by a blue wall. The number "77" is on the left wall, and "41" is on the right wall.
- Bottom Left (Purple):** Labeled "OFFICE". It contains a white oval shape and is bordered by a purple wall. The number "80" is in the bottom center, and "33" is on the right wall.
- Bottom Right (Green):** Labeled "SECOND STORY", "8 OFFICES", "KITCHENETTE", and "2 RESTROOMS". It contains a white oval shape and is bordered by a green wall. The number "41" is in the bottom right corner.

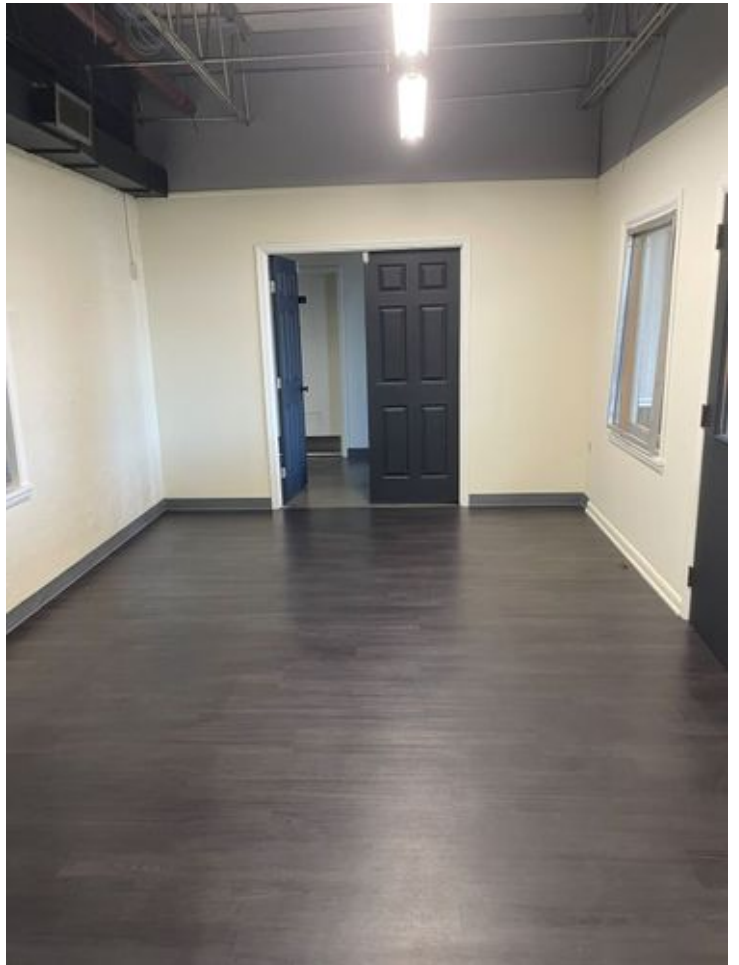
Other features include:

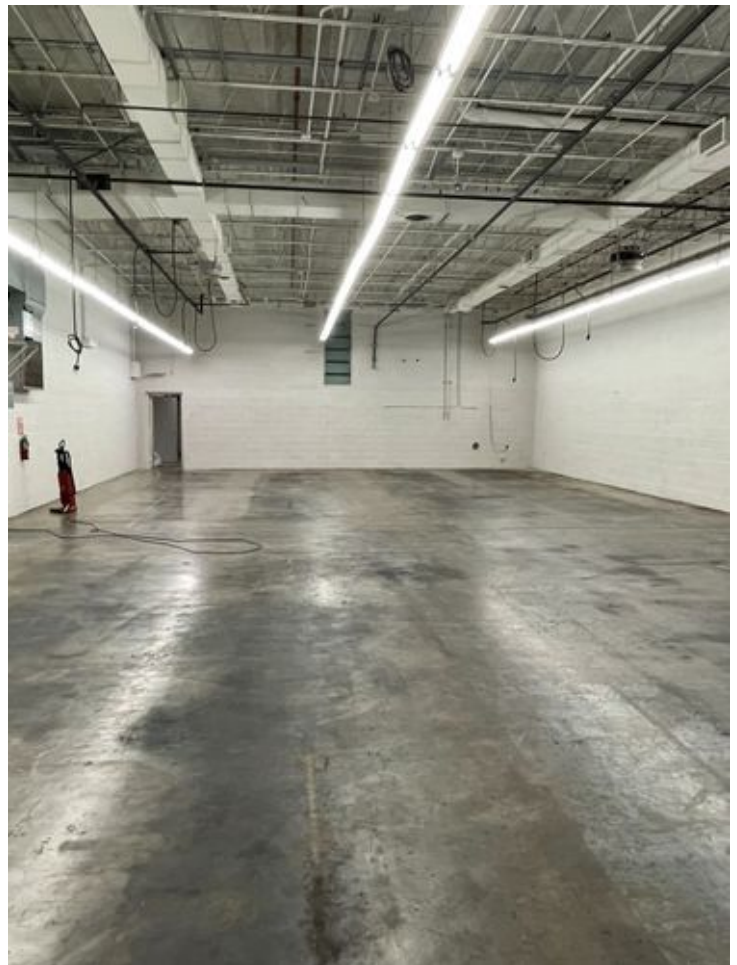
- Service Door:** Indicated by a black arrow pointing to a door on the left wall of the "WOVEN LABELS" section.
- Dock High Door:** Indicated by a black arrow pointing to a door on the right wall of the "8' x 12' DRIVE-IN DOOR" section.

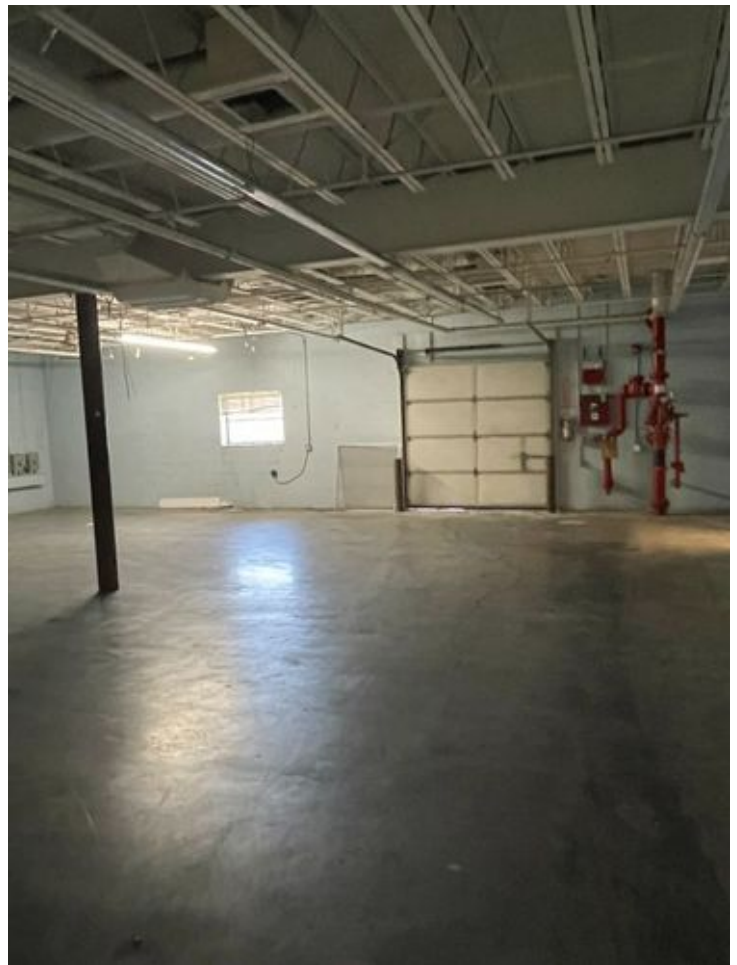


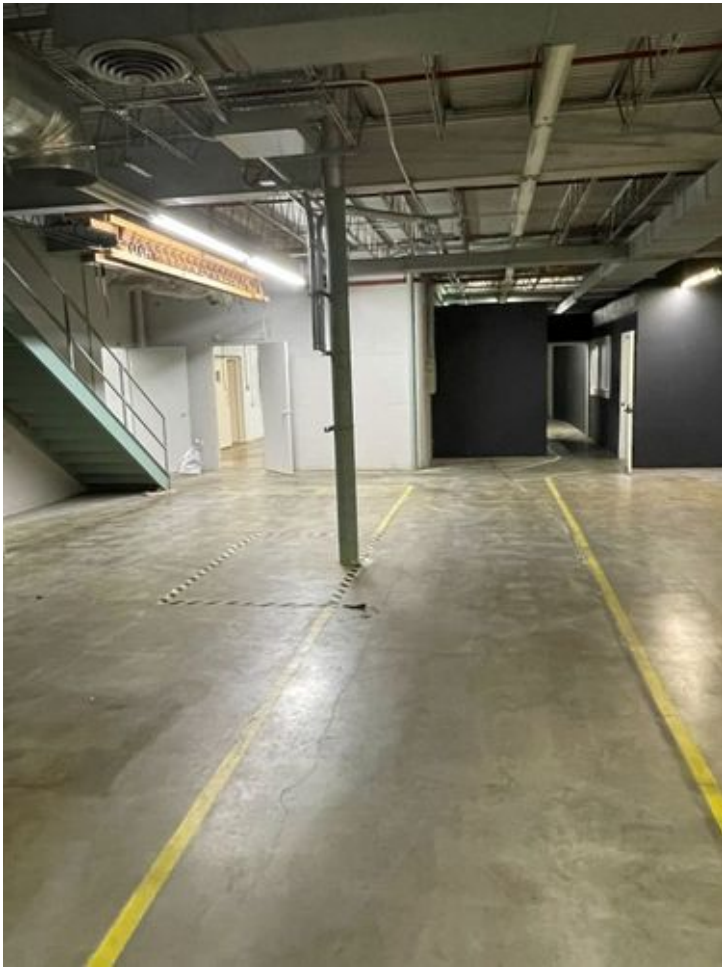




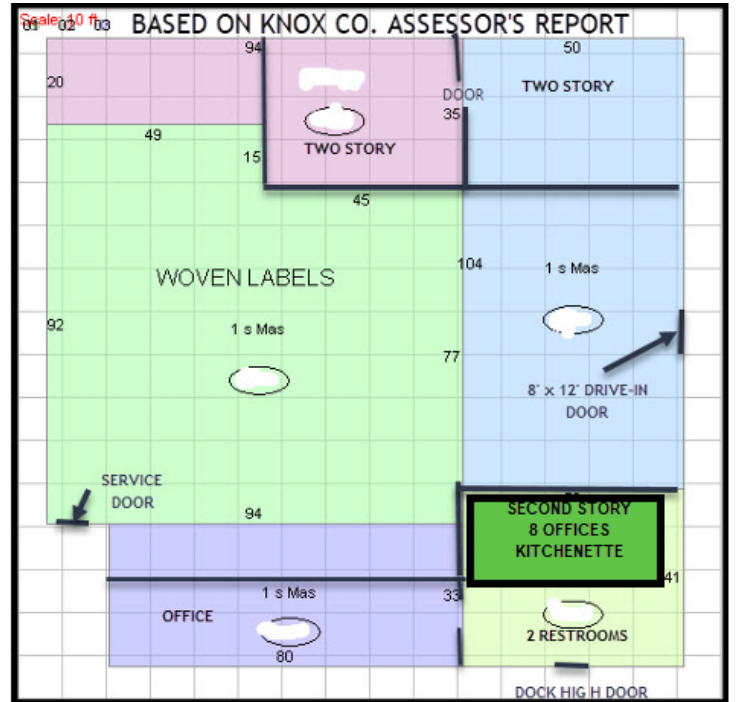


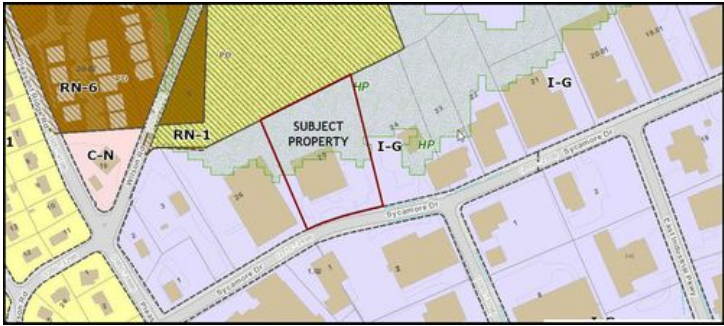












Contact



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