

INDUSTRIAL SPACE FOR LEASE

2650 Western Ave, Knoxville, TN 37921



PROPERTY DETAILS

Building SF:	19,994
Lot Size:	3.75
Grade Levels:	1
Dock Doors:	26

PROPERTY SUMMARY

Located in one of Knoxville's premier industrial corridors, 2650 Western Avenue is a 19,994-square-foot cross-dock facility situated on 3.75 acres. The property includes a small service building and offers excellent access to I-640 and I-40, making it ideal for logistics and distribution operations. Key features include 26 dock doors, dedicated parking for 50 cars and 50 trailers, full perimeter fencing, and site lighting. Zoned I-G (General Industrial), the property supports a wide range of industrial uses. Available Q1 2026.



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