

**Knox Commercial Property**  
1925 Rosewood Road  
Knoxville, TN 37924

**\$2,600,000**  
5± Acres  
Knox County





**Knox Commercial Property**  
**Knoxville, TN / Knox County**

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**SUMMARY**

**Address**

1925 Rosewood Road

**City, State Zip**

Knoxville, TN 37924

**County**

Knox County

**Type**

Commercial

**Latitude / Longitude**

36.0426 / -83.8278

**Acreage**

5

**Price**

\$2,600,000

**Property Website**

<https://arrowheadlandcompany.com/property/knox-commercial-property-knox-tennessee/44136/>



**PROPERTY DESCRIPTION**

Great business investment opportunity located in Knox County Tennessee. This industrial property sits minutes outside downtown Knoxville and sits directly beside State Route 11W, which is a 4 lane heavily traveled route. The property has full utilities on it with enough capacity to carry 3 well established, very well maintained industrial buildings. Inside the metal framed steel buildings are three businesses that have been established for years. These businesses generate great month to month lease income that provides great residuals for the investment entrepreneur. Inside the industrial buildings, there is plenty of office space from private offices to corporate style conference rooms. The property is gated, very accessible and allows plenty of graveled areas for semi trucks to pick-up and deliver products. The property is zoned commercial and is ready for a new owner as the previous owner is retiring after 22 years of successful ownership. Let's get you a private showing, go over all property disclosures and see the business opportunity from an income standpoint. The current owner is willing to discuss the full potential of this magnificent opportunity one on one. Call or text Brian Whitt [423.494.7793](tel:423.494.7793)

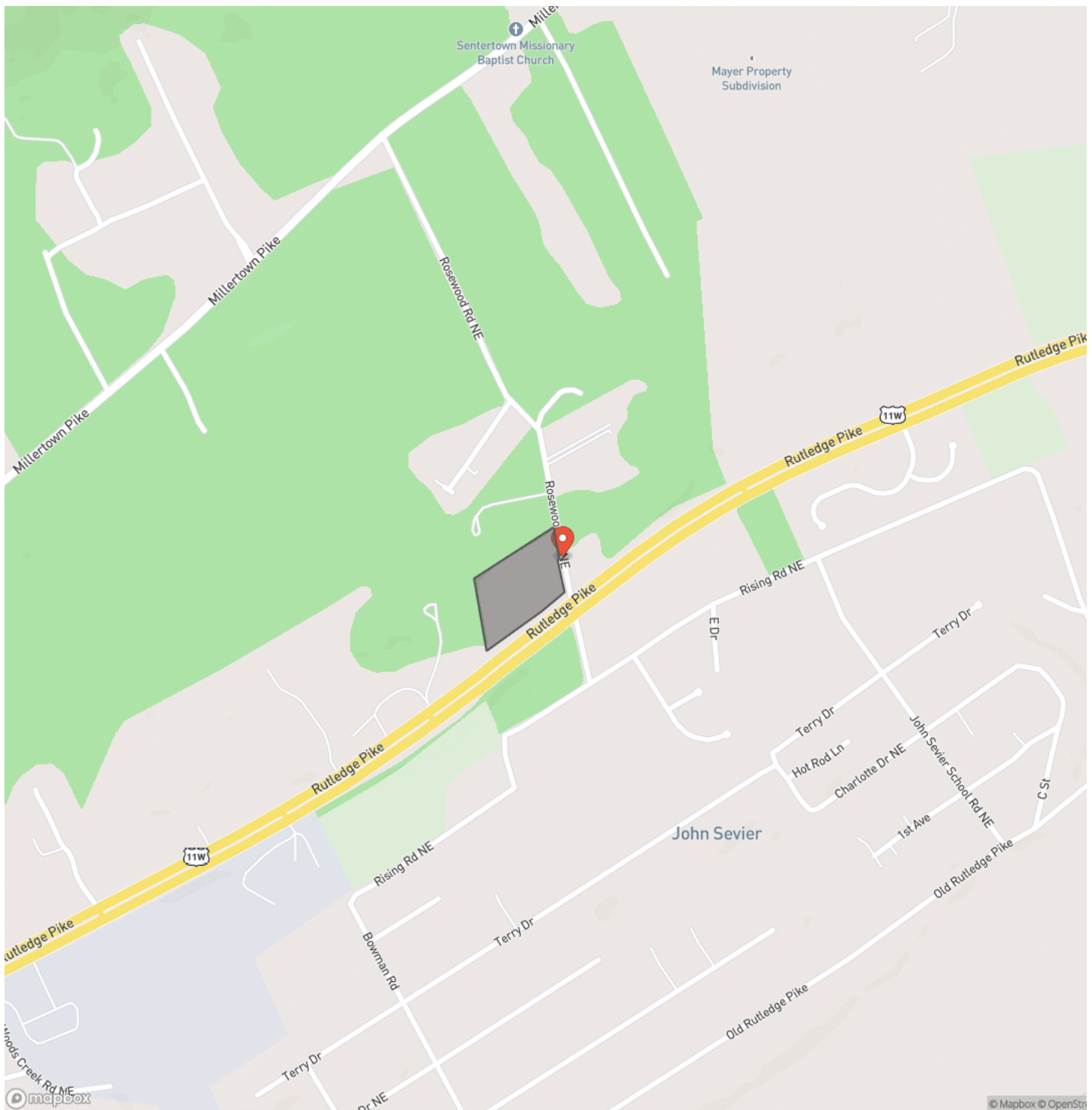


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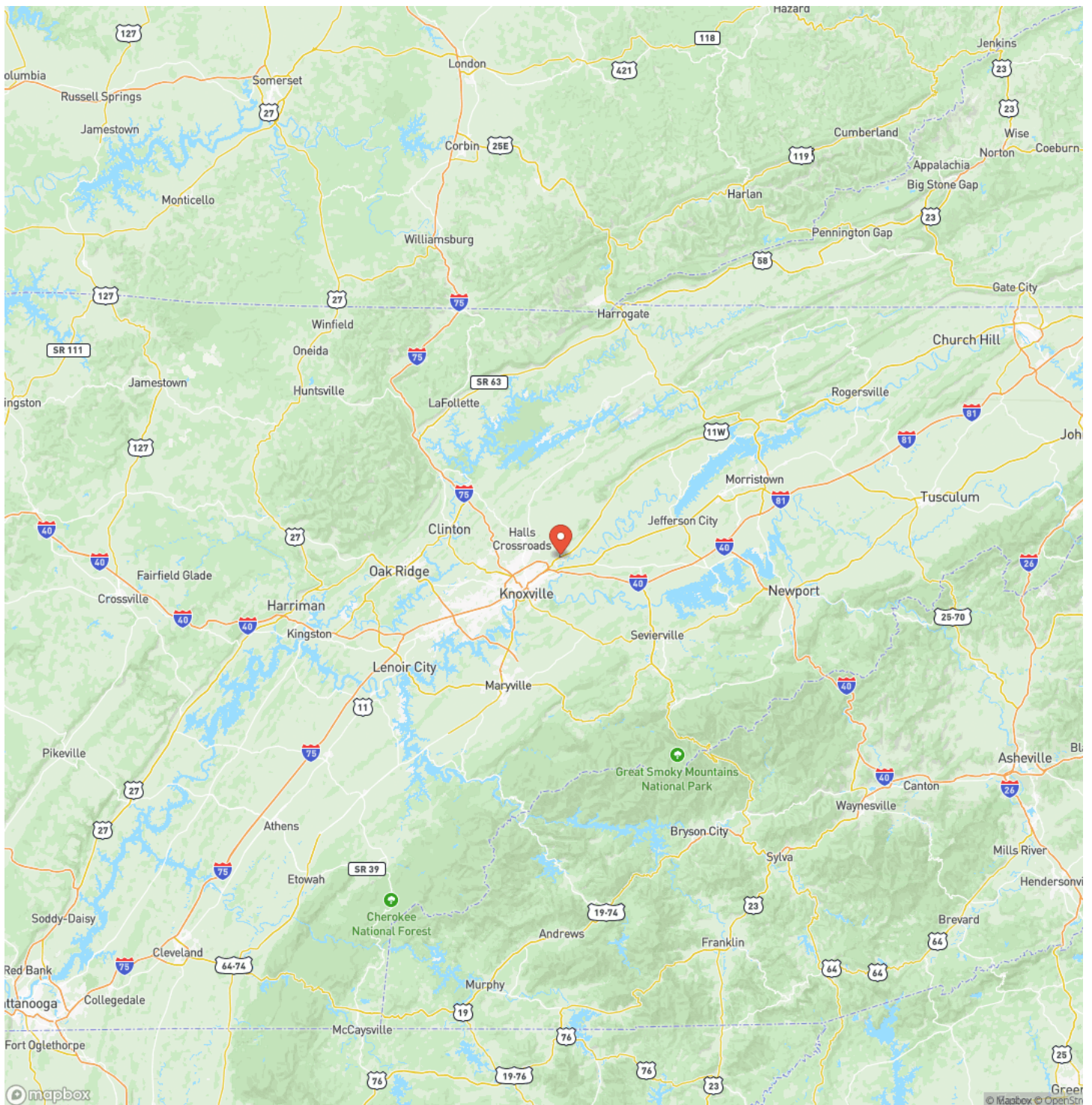




## Locator Map



## Locator Map





## Satellite Map





Brian Whitt

(423) 494-7793

brian.whitt@arrowheadlandcompany.com

**City / State / Zip**  
Caryville, TN 42349

## NOTES





## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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