Knoxville, TN — #3 of 9: Warehousing and Storage Sites

Warehousing and Storage Sites: 45

Source: ALEX Intelligence · Published November 28, 2026

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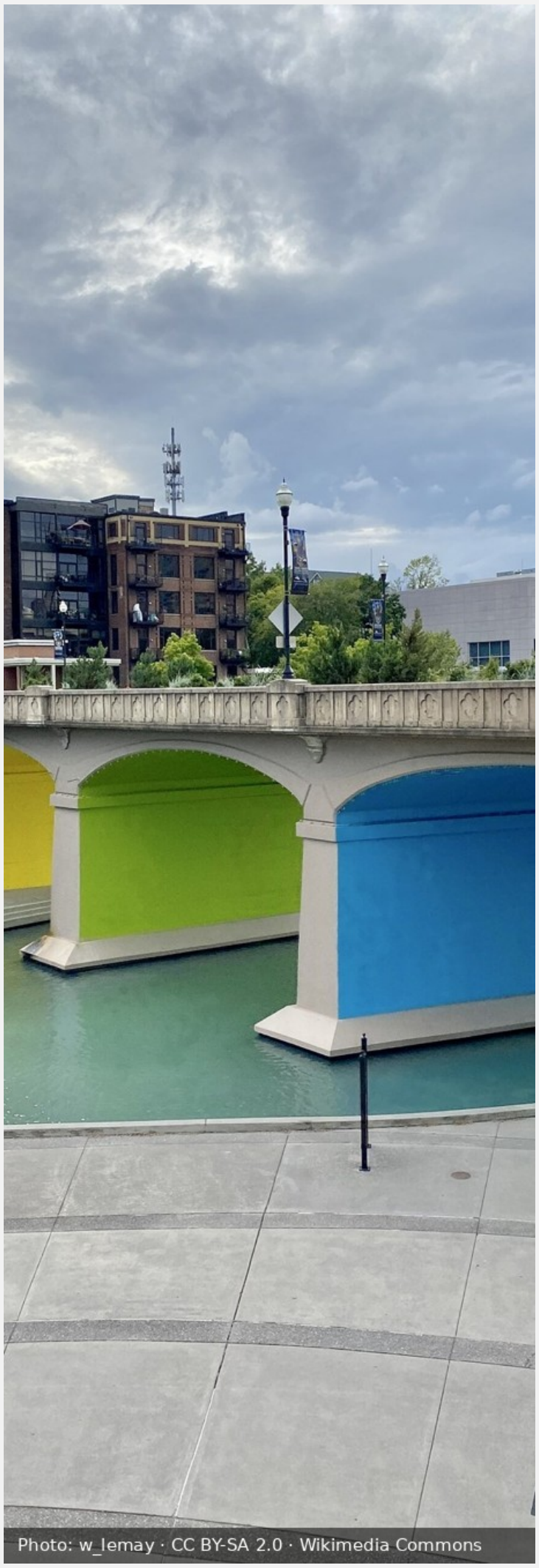
THE DATA

45

Warehousing and Storage Sites (2022)

Knoxville ranks #3 among 9 Tennessee metros in the number of warehousing and storage sites.

This ranking reflects Knoxville’s growing role as a regional logistics hub. With 45 such facilities, the city is second only to Memphis and Nashville in the state, signaling strong industrial demand and infrastructure readiness. The concentration of these sites suggests sustained investment in last-mile delivery networks and supply chain resilience.



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Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 493 (Warehousing and storage) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-knoxville-istand-493-msa

01

Warehousing drives urban infill demand

The rise in warehousing activity correlates with increased demand for adjacent commercial and industrial real estate. As logistics operators expand, they require nearby office space, maintenance facilities, and worker housing — all of which are spurring development in underutilized urban zones. This is not just about trucks and warehouses; it’s about a shift in land use that elevates nearby residential and mixed-use assets.

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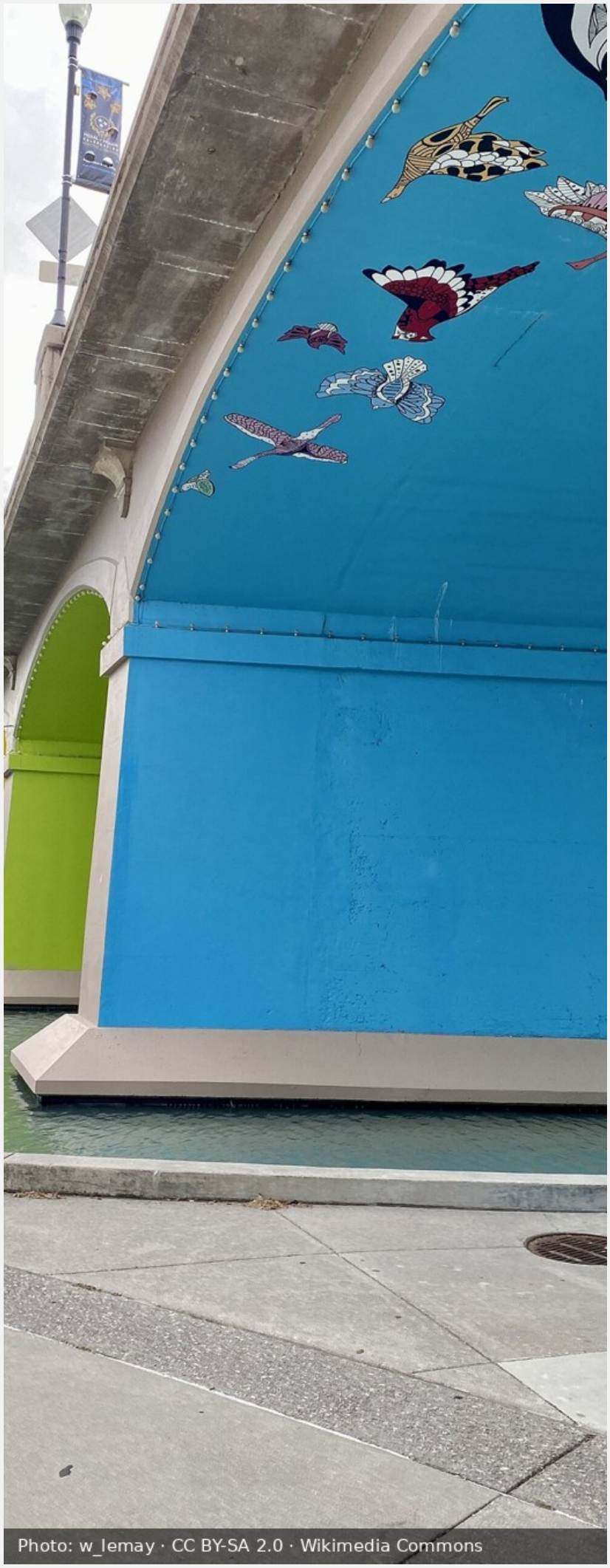

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02

Storage infrastructure fuels long-term appreciation

Warehousing sites are not temporary; they represent long-term capital commitments. Their presence signals confidence in a region's economic durability. For real estate investors, this is a leading indicator: properties near active storage hubs are likely to see slower depreciation and faster appreciation over time, especially in areas with limited new construction capacity.

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