



INDUSTRIAL WAREHOUSE

26609

NEWBANKS ROAD

Abingdon, VA 24210

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

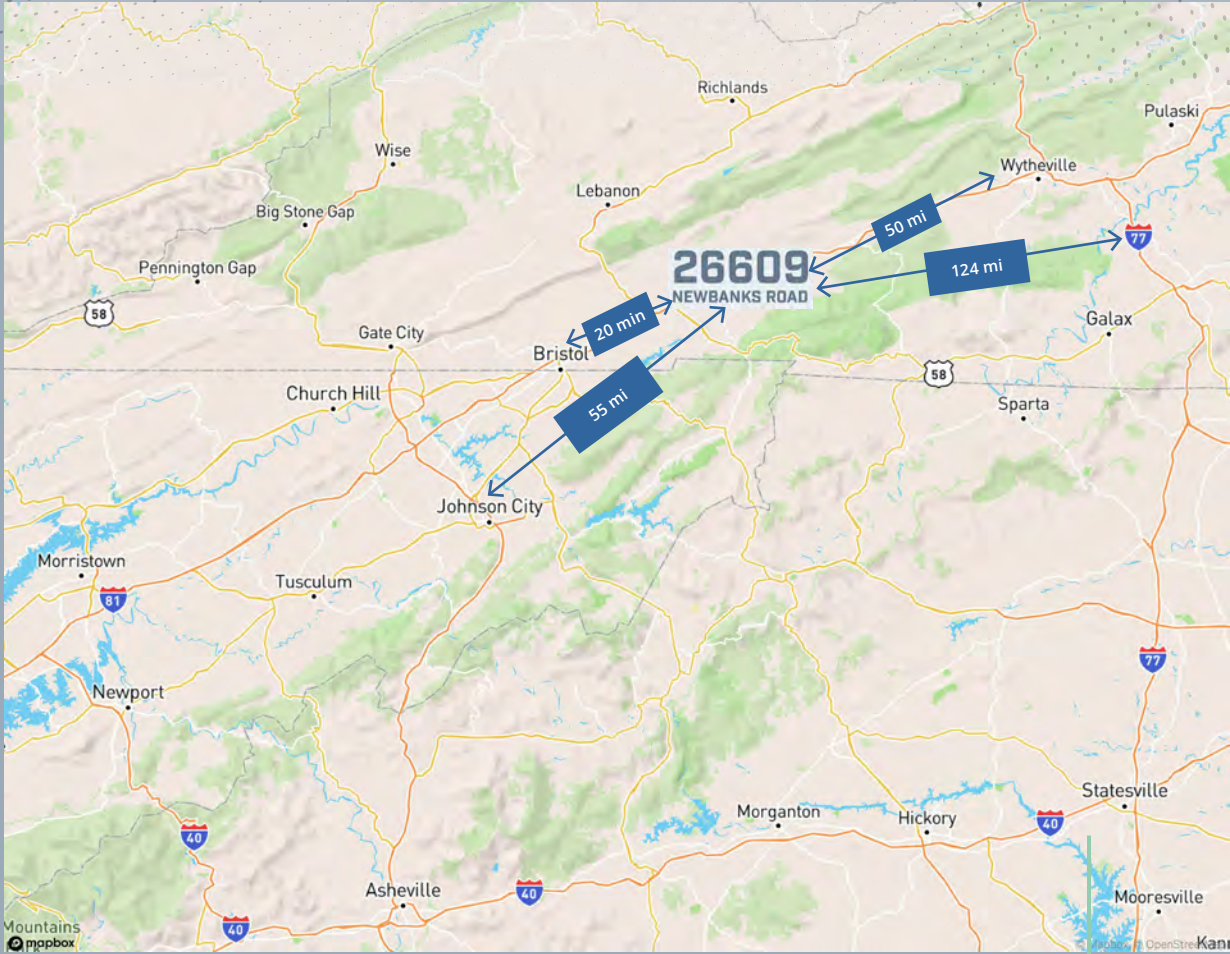
Disclaimer

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26609

NEWBANKS ROAD



01

INVESTMENT SUMMARY

INVESTMENT SUMMARY

Investment Highlights

HEAVY FREIGHT AND LOGISTICS HUB

- Situated less than 1-mile from Interstate 81 (which sees over 44,300 vehicles per day) the property benefits from being geographically central to the Eastern markets.

MULTIPLE USE WAREHOUSE

- The Subject Property was a former fully frozen warehouse. With the insulation and flooring in place to sustain sub 0 temperature ranges, the building can easily be converted to a refrigerated/frozen warehouse again. New Freon refrigeration can be installed at the close of escrow, providing a below replacement cost cold storage warehouse.

DYNAMIC MULTI MARKET LOCATION

- Abington is Included in the Kingsport-Bristol (TN)- Bristol (VA) Metropolitan Statistical Area Which is Home to 309,544 Residents.

WORKFORCE GROWTH FOCUSED MARKET

- A new 87,000 sq ft Regional Workforce and Child Development Hub was announced in 2024 by The Innovate Fund (TIF) with a \$5.5M investment to further support EO Companies, a Virginia-based 501c3 non-profit organization with a mission to research, pilot, and scale innovative solutions so that communities are thriving and people are well. EO has a 60-year history of developing innovative programs, including the Regional Workforce and Child Development Hub, the Rural Summit, and Ignite Career Commons. EO challenges the status quo and brings positive change to local economies by working with private, public, and philanthropic partner.



PRICING
\$2,100,000



BUILDING SF
± 34,000 SF



LOT SIZE
2.98 acres



YEAR BUILT
2000



02

BUILDING
OVERVIEW

BUILDING OVERVIEW



PROPERTY ADDRESS
26609 Newbanks Rd
Abingdon, VA 24210



BUILDING SF
±34,000 SF



YEAR BUILT
2000



TOTAL AREA
129,809 SF (2.98 AC)



ZONING
M-1 - Light Industrial



CONSTRUCTION TYPE
Prefabricated Metal



COLUMNS
60'W



DOCK DOORS
4 (8' x 12')



DRIVE INS
1 Tot. / 14' W x 12' H



PARKING
± 15 spaces



CLEAR HEIGHTS
30'



POWER
400-1,800A /
120-208V 3P 4W Heavy



REFRIGERATION SYSTEM
Freon*



PALLET POSITIONS
±1,853



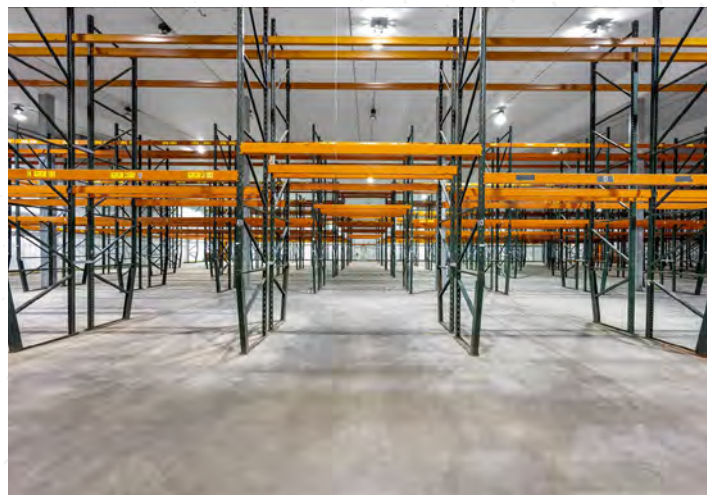
CUBIC FEET
741,000



03

BUILDING
PHOTOS

INTERIOR PHOTOS



EXTERIOR PHOTOS

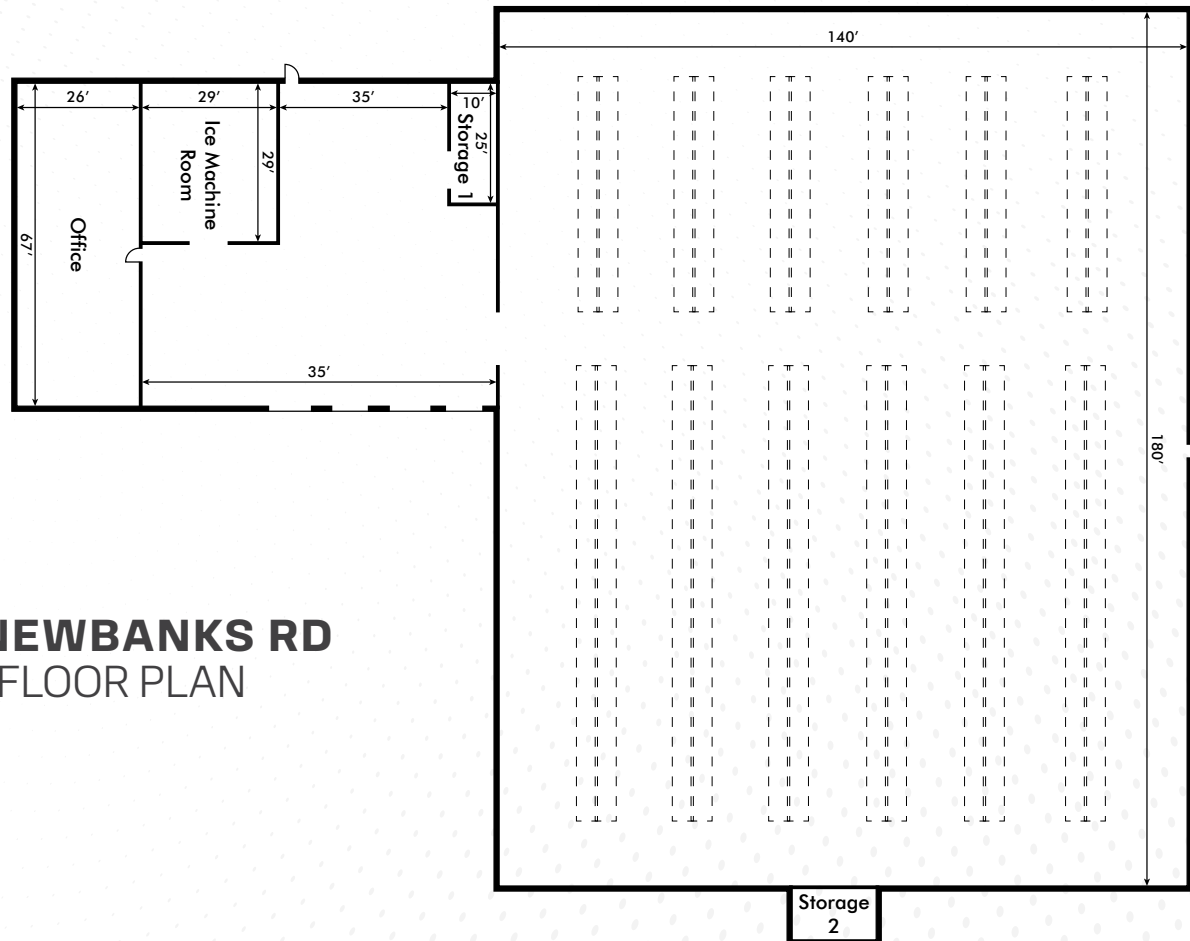




04

RACKING
PLAN

RACKING PLAN



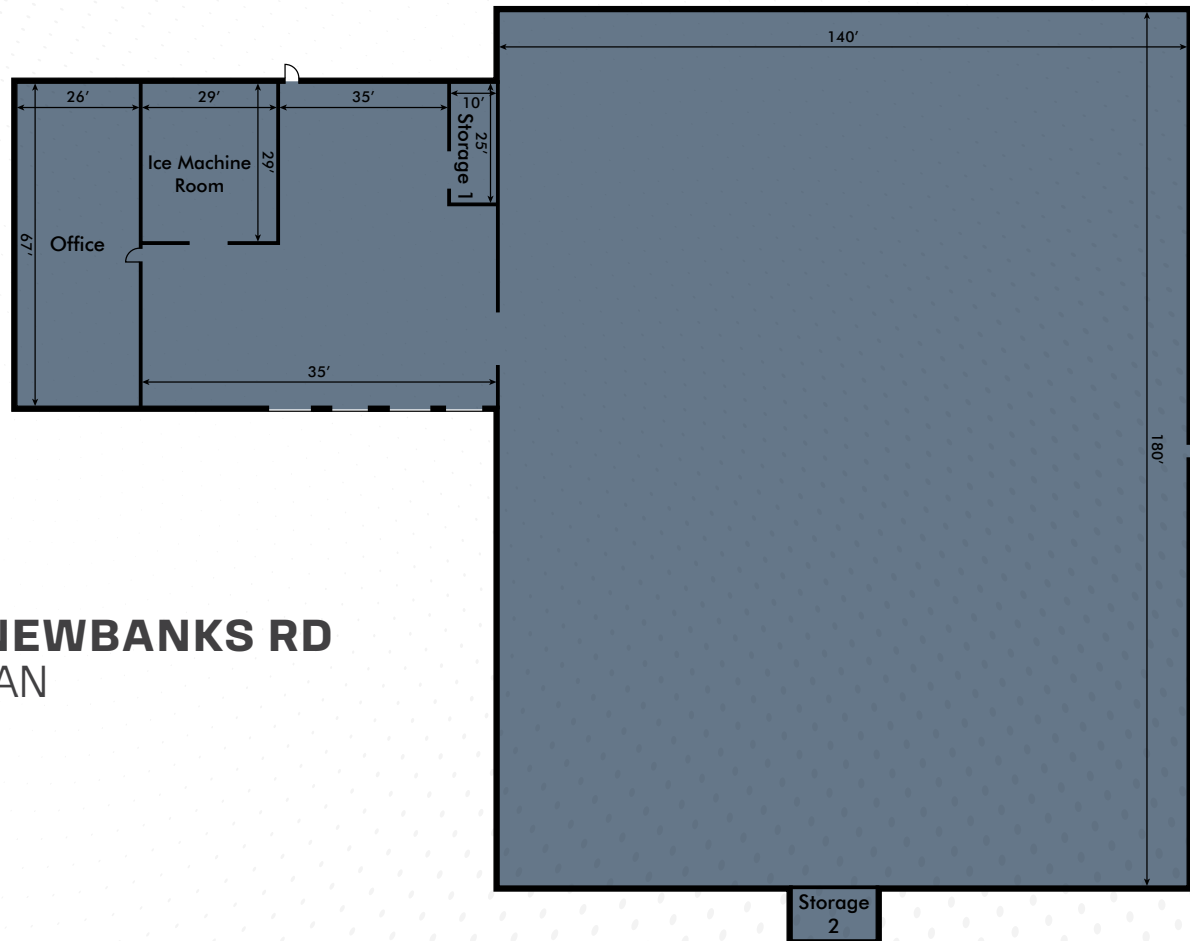
26609 NEWBANKS RD
RACKING FLOOR PLAN



05

FLOOR
PLAN

FLOOR PLAN



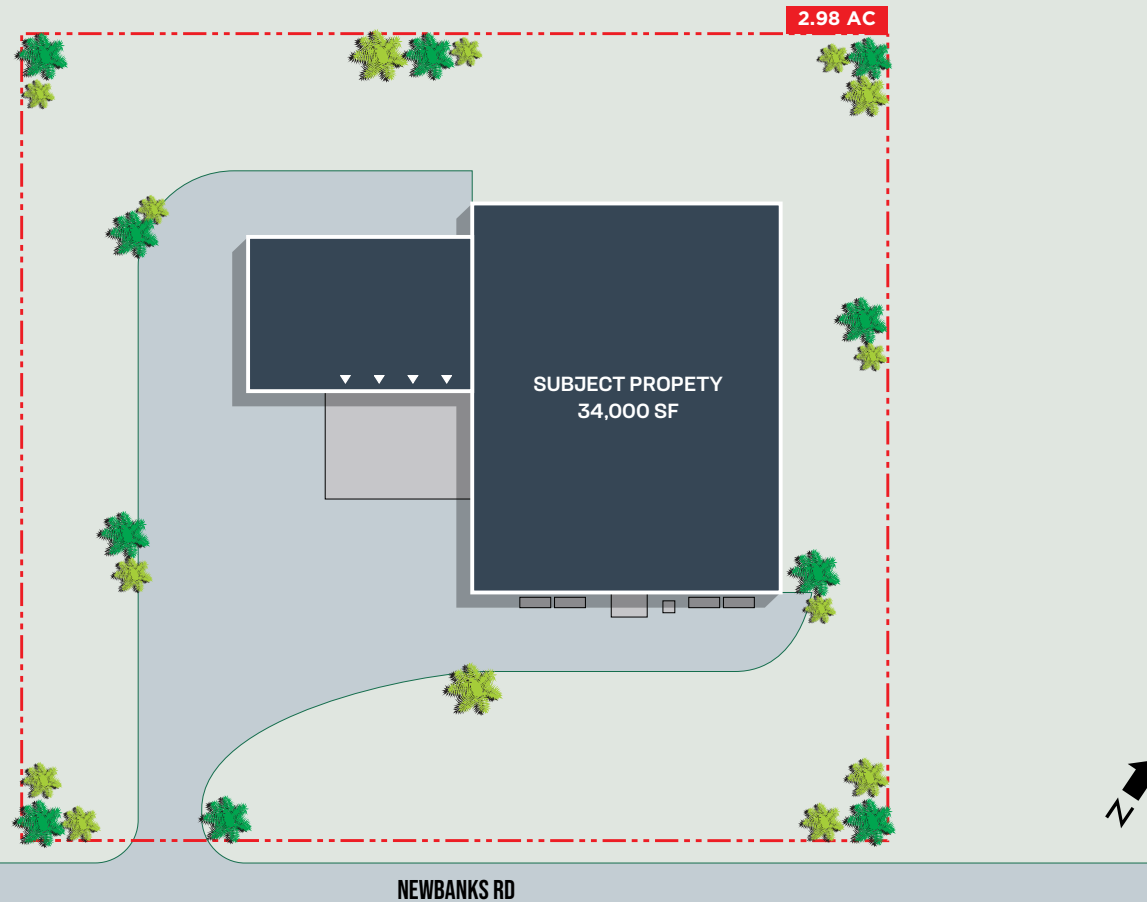
26609 NEWBANKS RD
FLOOR PLAN



06

SITE PLAN &
AERIALS

SITE PLAN



AERIALS



(40,000 VPD)

Newbanks Rd

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NEWBANKS ROAD



AERIALS



Newbanks Rd



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NEWBANKS ROAD

0.5 MI	0.7 MI
0.8 MI	0.8 MI
0.9 MI	1.1 MI
0.9 MI	



07

LOCATION
OVERVIEW

LOCATION OVERVIEW

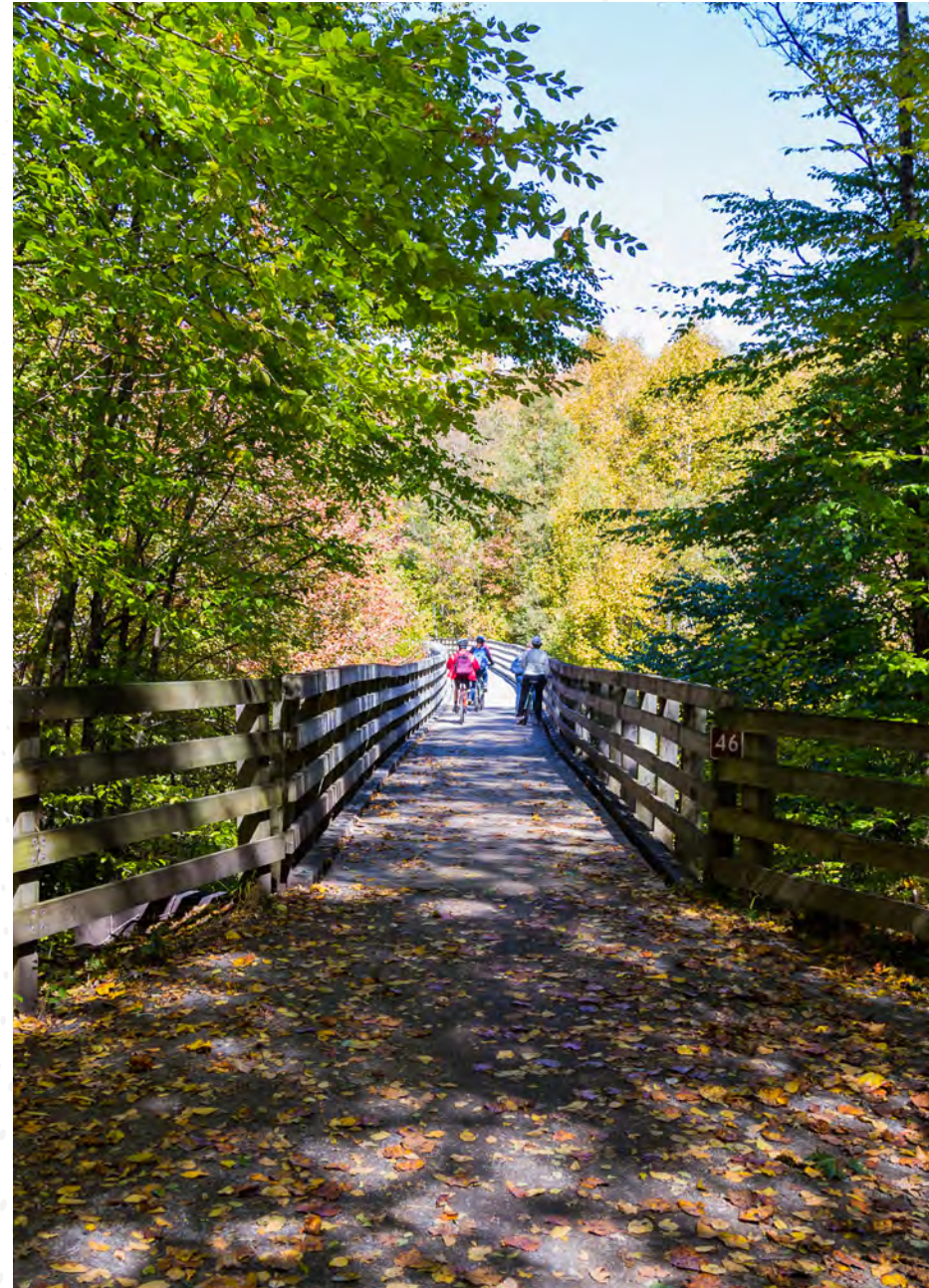
OVERVIEW

Abingdon is a town in Washington County, VA. The small town is located 133 Miles southwest of Roanoke. The population was estimated to be around 8,295 residents in the 2025 census. The town is the county seat of Washington County. The town encompasses several historically significant sites and features a fine arts and crafts scene centered on the galleries and museums along Main Street. Abingdon is part of the Kingsport–Bristol (TN)–Bristol (VA) Metropolitan Statistical Area, which is a component of the Johnson City–Kingsport–Bristol, TN–VA Combined Statistical Area – commonly known as the “Tri-Cities” region.

Due to the city’s close proximity, Kingsport, TN affects Abingdon’s economy. Kingsport is the headquarters of Eastman Chemical Company which produces a broad range of advanced materials, chemicals and fibers for everyday purposes. Domtar operates the Kingsport Mill at which the company produces uncoated freesheet. The city is also home to the Holston Army Ammunition Plant operated by BAE Systems’ Ordnance Systems, Inc. manufactures a wide range of secondary detonating explosives for the Department of Defense. The city is also home to branch campuses of the following institutions: East Tennessee State University, King University, Lincoln Memorial University, Milligan College and Northeast State Community College.

Major manufacturing and distribution entities in the Abingdon/Washington County Region include Bristol Compressors (hermetic compressors), Mid Mountain Foods (Grocery Distribution), K-VA-T/Food City (Corporate HQ and operations), Universal Fibers (Synthetic yarn manufacturing) and numerous other house hold names.

Abingdon is about a 35 minute drive to Kingsport, TN, which is a perfect place to spend the day. Kingsport is home to Bays Mountain Park which is a 3,550 acres nature park and planetarium. The park features cross-cut viewing sections of beaver dams, bee hives, cave systems, a nature center and outdoor native animal displays. The city is also near the Gray Site which is a Pliocene–epoch assemblage of fossils. The city is home to the Kingsport Carousel and Park which was a park that included picnic tables, a playground and a carousel for families to enjoy. The city also includes the Kingsport Greenbelt which is a trail through the forests where people can walk, run and bike. The trail passes by lakes where people can enjoy fishing.



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2029 Projection	1,851	14,131	35,702
2024 Estimate	1,872	14,238	32,915
2020 Census	1,959	14,662	36,706
Growth 24' - 29'	- 0.2%	- 0.2%	- 0.1%
Growth 20' -24'	- 1.1%	- 0.7%	- 0.5%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2029 Projection	773	5,627	14,934
2024 Estimate	781	5,673	15,026
2020 Census:	817	5,861	15,378
Growth 24' - 29'	- 0.2%	- 0.2%	- 0.1%
Growth 20' -24'	- 0.6%	- 0.1%	- 0.2%
Average Income	\$72,457	\$75,307	\$76,182
Median Income	\$55,853	\$57,195	\$57,256



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