



AVAILABLE 8/1/2026
121 KINGSPORT PRESS RD

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44,145 SF
CHURCH HILL, TN



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



IMMEDIATE ACCESS
TO HIGHWAY 11W



MINUTES TO
I-81 AND I-26



FULLY FENCED WITH
GUARD HOUSE



NORFOLK SOUTHERN
RAIL SPURS



PROPERTY DETAILS

121 KINGSPORT PRESS RD | CHURCH HILL, TN

AVAILABLE SPACE	44,145 SF (Available 8/1/2026)
DOCK DOORS	2
DRIVE-IN DOORS	1
CLEAR HEIGHT	18' - 35'
COLUMN WIDTH/DEPTH	25' x 30' 30' x 50' 25' x 50'
ROOF	Built-Up & Rubber Membrane
WALLS	Masonry & Metal
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1968 - 1975
YEAR RENOVATED	2006 - 2007
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent & Incandescent
POWER	Heavy
PARKING	500 Surface Spaces
LAND AREA	87.19 Acres
ZONING	R-1 Low Density Residential District
PARCEL ID	042 113.00 042 113.02
RAIL ACCESS	Two Norfolk Southern Spurs

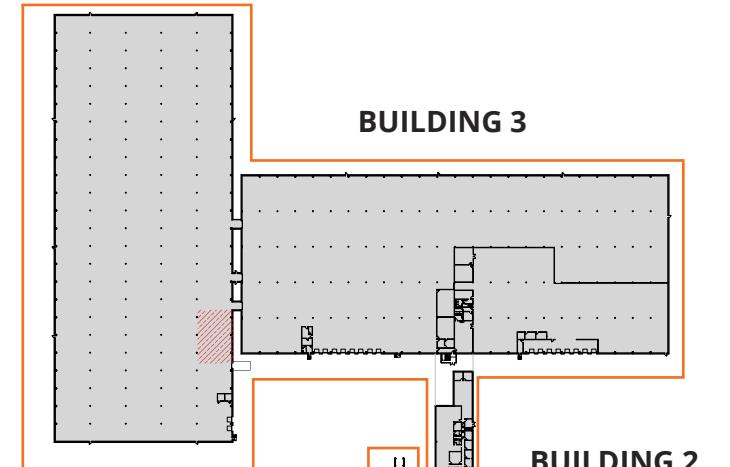
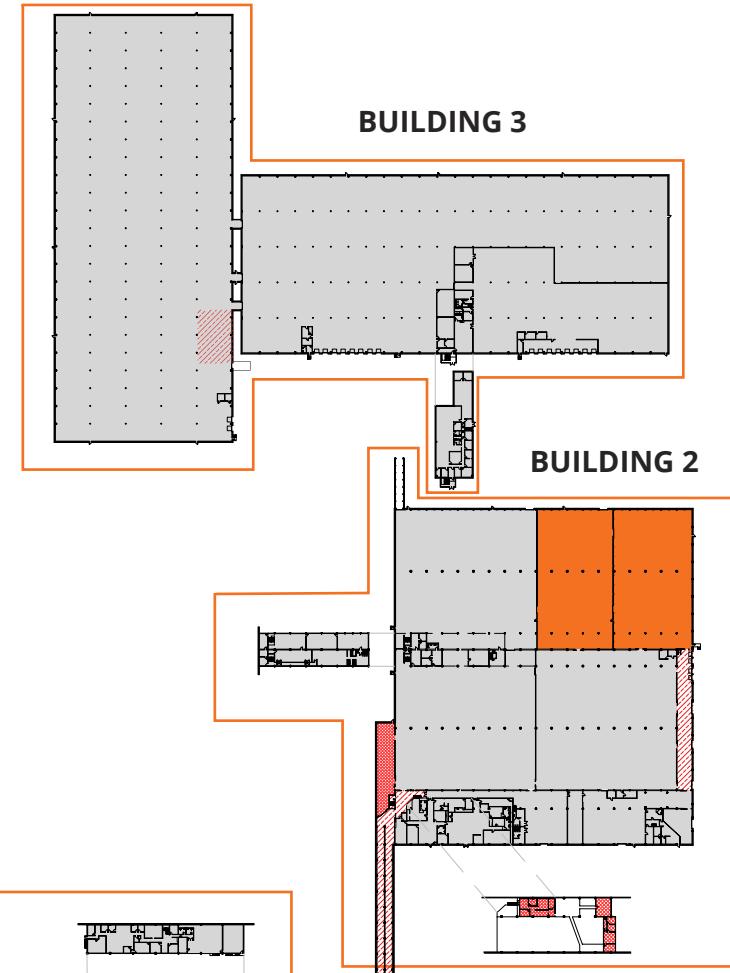
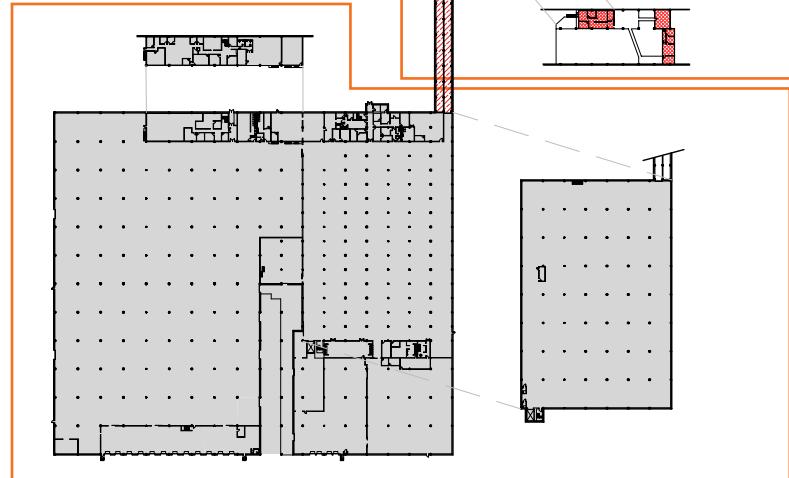


SITE PLAN

121 KINGSPOINT PRESS RD | CHURCH HILL, TN



BUILDING 1



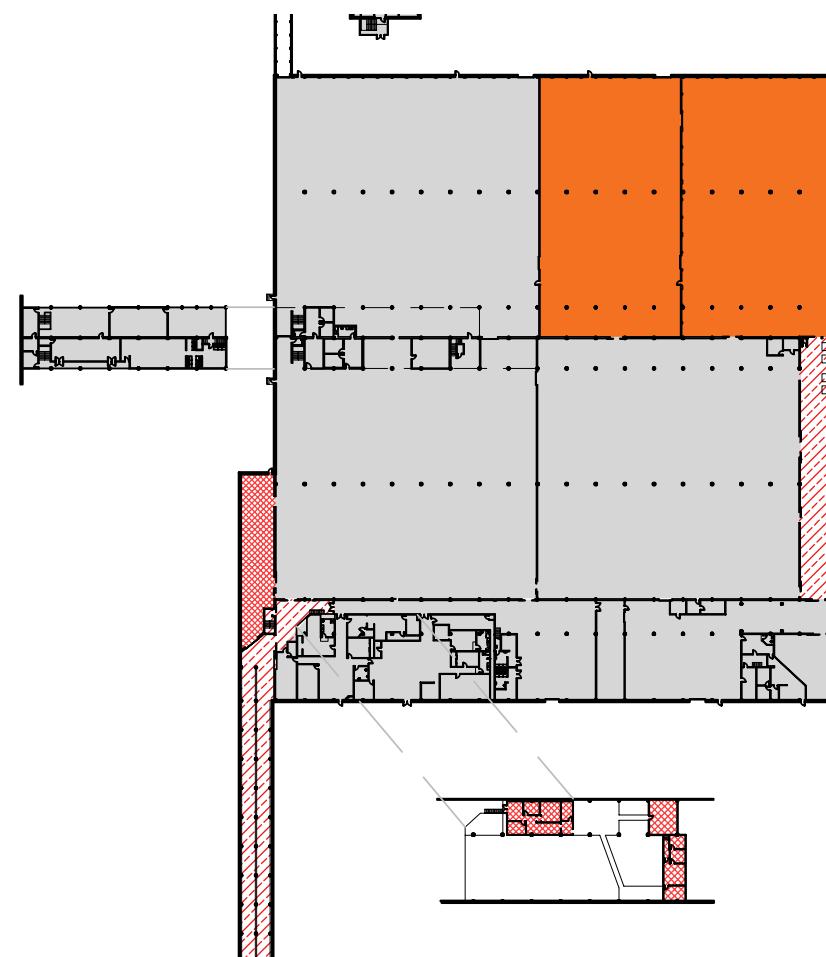
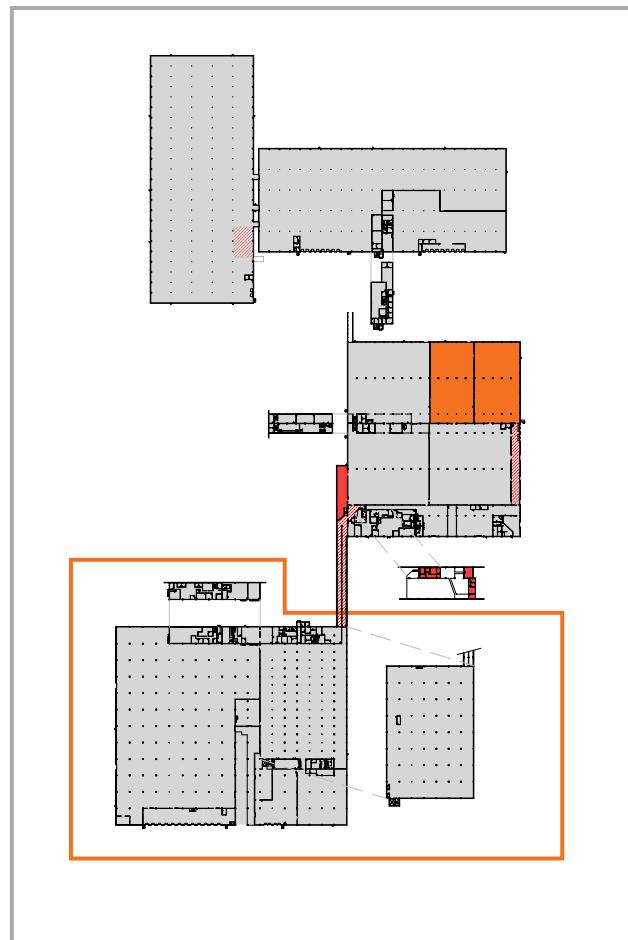
BUILDING 3

BUILDING 2

FLOOR PLAN

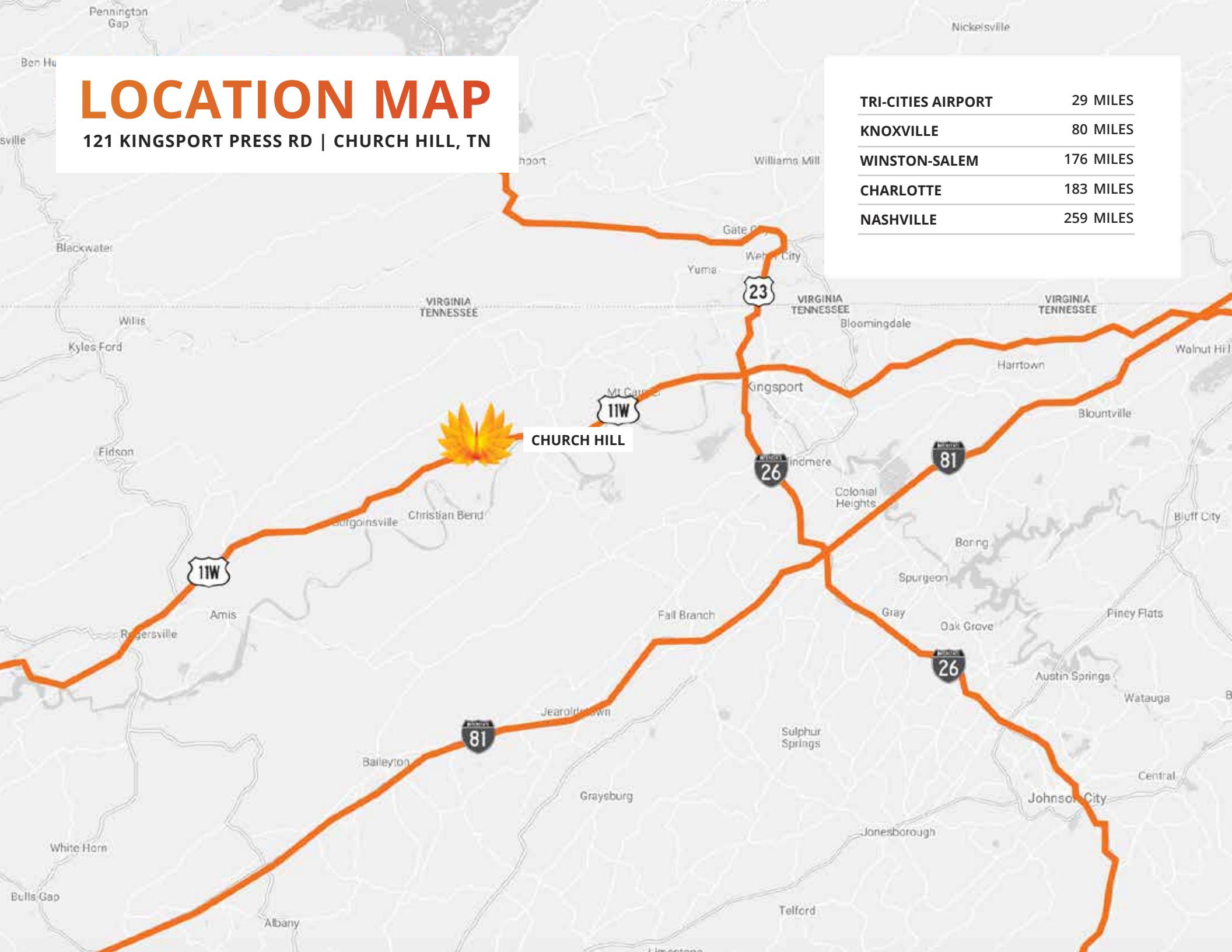
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SPACE DESIGNATION	DOCK DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	SQUARE FEET
AVAILABLE	2	1	25'	44,145 SF
TOTAL	44,145 SF			



LOCATION MAP

121 KINGSPORT PRESS RD | CHURCH HILL, TN



TRI-CITIES AIRPORT	29 MILES
KNOXVILLE	80 MILES
WINSTON-SALEM	176 MILES
CHARLOTTE	183 MILES
NASHVILLE	259 MILES