

SILVERDALE WAREHOUSE

2298 Silverdale Drive
Johnson City, TN 37601

Location

Between E Oakland Avenue and Princeton Road on Silverdale Drive

Available for Lease

4,860 - 5,000 SF industrial suites
\$12/SF/year NNN

Highlights

Ceilings: 20' eaves & 22.5' centers

12'x14' overhead drive-in door

9'x9' loading dock door

Located in North Johnson City

Proximal to North Roan Street major retail/dining corridor

1 mile from I-26 Exit 20

Zoned I-1 Light Industrial District

Demographics

(2026 Est.)	5 mile	15 mile	25 mile
Population	83,819	267,146	456,765
Median HH Income	\$60,530	\$68,519	\$65,254
Median Age	38.0	43.5	44.7

Contact

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Owner/Agent



MITCH COX
REALTOR, INC.



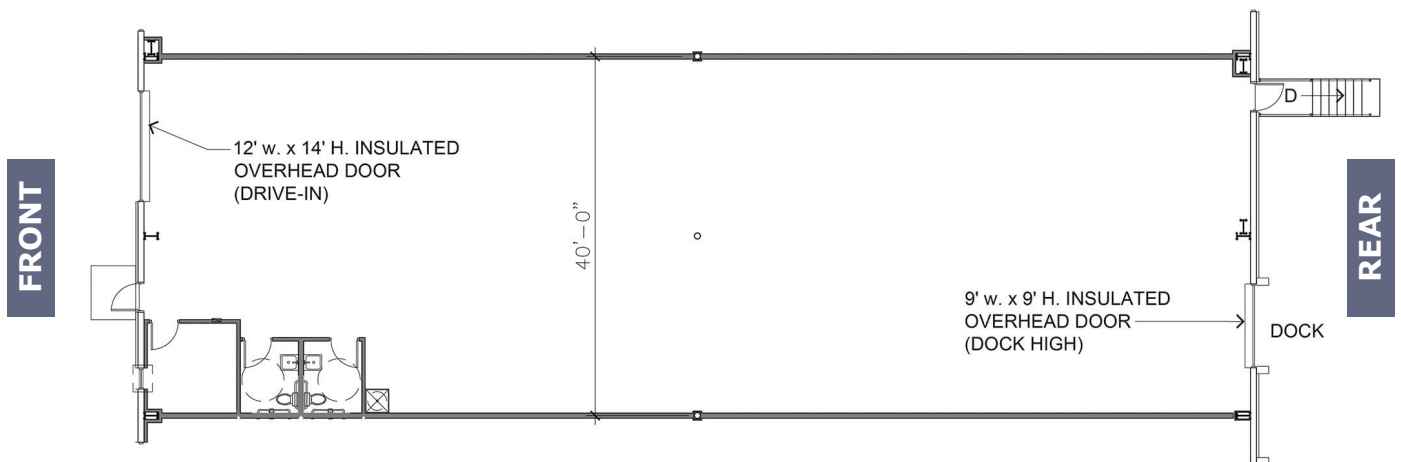
Delivery Condition of Space

Walls	• Perimeter walls insulated from floor to deck • Demising walls and all walls enclosing the office and restrooms to be sheetrock, filled, sanded and ready for paint per code
Plumbing/ Restrooms	• Restrooms to meet ADA standards • 2' x 4' LED fixtures in office and restrooms • Utility sink in warehouse
Lighting	• 12 LED high bay light fixtures in warehouse
Ceiling	• 2' x 2' revealed edge ceiling tile in office and restrooms
Flooring	• LVT in office and restrooms • Sealed concrete floors in warehouse
Doors	• Insulated Metal Door with half glass entrance door at the front of space • Insulated Metal Door Flush Face at exterior of space • 9' x 9' insulated Overhead Door at dock height at rear of space (manually operated) • 12' x 14' insulated Overhead Drive-in Door at front of space (manually operated)
Electrical	• 200-amp electrical service – 3 Phase
Heating/ Cooling	• 1 PTAC through-wall located in office • 2 Gas Unit Heaters in Warehouse
Safety	• Wet Sprinkler System and Fire Alarm System • Exit and emergency lighting as required by code





Example of space layout



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