

**Sale Price - \$14,500,000**  
**Lease Rate - \$8.00 PSF NNN**

**TCI GROUP**  
COMMERCIAL REAL ESTATE

# 280 THOMAS ROAD

BRISTOL, VA 24201 | 157,600 SQ FT



**TCI GROUP**  
COMMERCIAL REAL ESTATE

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# BUILDING INFORMATION

## SITE PLAN



## BUILDING HISTORY

- A new Johns Manville 60 mil TPO membrane roof installed in 2012
- Replacement of 400W MH lighting with new high efficiency florescent light fixtures
- Electrical upgrades for a new forklift charging station
- Installed 5 new loading docks with in-pit levelers, dock locks & seals
- HVAC equipment replacement

## BUILDING SIZE

<b>OFFICE #1</b>	882 square feet
<b>OFFICE #2</b>	1,404 square feet
<b>OFFICE #3</b>	4,536 square feet
<b>LUNCHROOM</b>	936 square feet

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**TOTAL: 7,758 SQUARE FEET. (~5%)**

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**WAREHOUSE SPACE:** 146,578 square feet  
**MEZZANINES:** 3 - 3,264 square feet

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**TOTAL: 157,600 SQ FT**

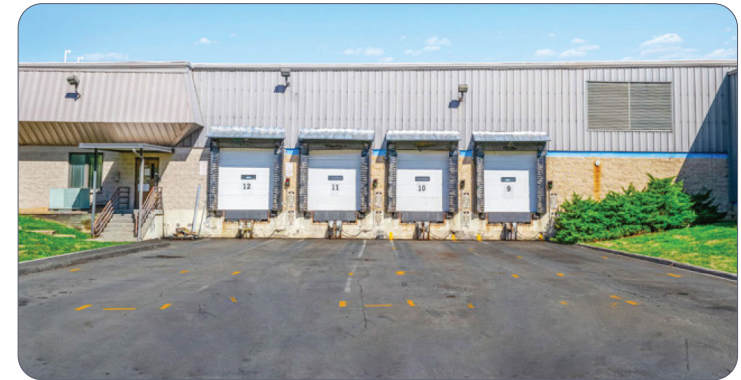
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# BUILDING INFORMATION

Constructed of masonry and steel, the building is situated on a 21.91-acre site. Stormwater management is handled through an on-site collection system and retention pond.

## EXPANSION OPPORTUNITY

Designed with future growth in mind, the west side of the existing building has been fully graded and is **prepared to accommodate an approximately 40,000-square-foot expansion**. Sprinkler pipe headers were strategically installed during initial construction to support the addition, and additional power capacity can be readily accessed via the existing buss duct.



<b>OVERHEAD DOORS</b>	12 each with operator, 30,000# in-pit levelers, dock seals & locks
<b>DOCKS</b>	2 – 12' x 14' OHD's enclosed docks w/operators
<b>DRIVE IN DOORS</b>	1 with operator
<b>CLEAR HEIGHTS</b>	17 ft at eaves, which rises to 24 ft at center of building
<b>POWER</b>	4,000 Amp 480-volt 3 Phase redundant service
<b>POWER DISTRIBUTION</b>	4,000 Amp/2,000 Amp/1,000 Amp 480-volt 3 Phase duct buss throughout as well as regular power panels in strategic locations
<b>LIGHTING</b>	High efficiency T-6 fluorescent

<b>FIRE PROTECTION</b>	Fully sprinkled with a three-riser system
<b>SECURITY &amp; FP MONITORING</b>	Fleenor
<b>HEATING WAREHOUSE</b>	Gas fired unit heaters & Infrared
<b>HVAC IN OFFICE</b>	Gas/Electric
<b>HVAC IN OFFICE</b>	Gas/Electric
<b>PARKING FOR CARS</b>	30 cars – Per current use
<b>PARKING FOR TRAILERS</b>	50 Semi-Trailers – Per current use not including loading area, which would add another 14 Semi-Trailer

# AERIAL VIEW



1.2 MILES

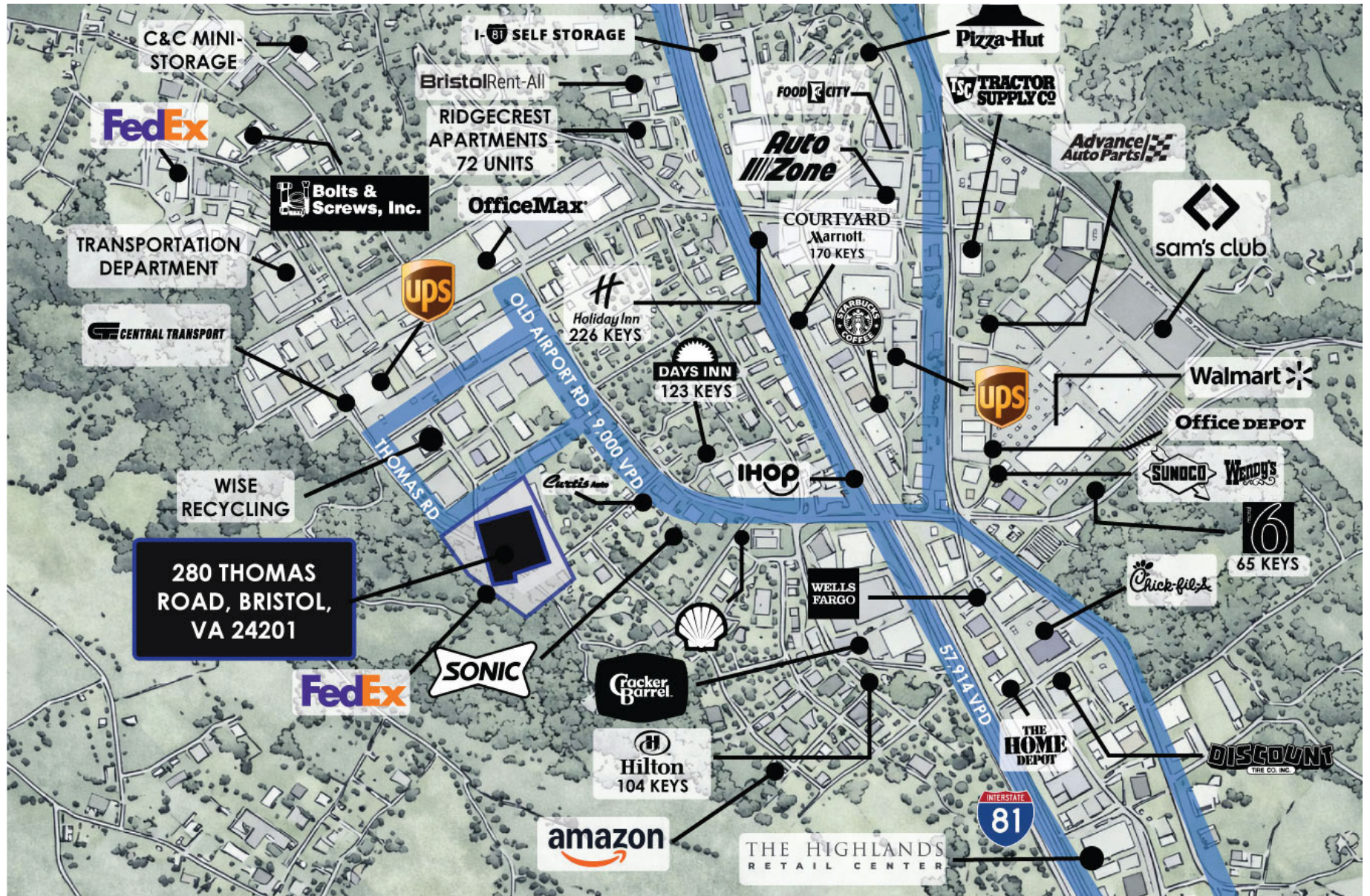


0.7 MILES



1.9 MILES

# AERIAL VIEW



# INVESTMENT HIGHLIGHTS



## IDEAL HIGHWAY ACCESS

The property is located within an established industrial park along Old Airport Road, less than one mile from Interstate 81, which provides direct access to Roanoke, Virginia, and Knoxville, Tennessee.



## DYNAMIC DEMOGRAPHICS

Within a three-mile radius, the area has a population of 15,799 with an average household income of \$68,715.



## DENSELY-DEVELOPED COMMERCIAL CORRIDOR

Sits within a densely developed industrial corridor that includes an Amazon Distribution Center, UPS Customer Center and FedEx. The surrounding three-mile area contains approximately 2.1 million square feet of industrial space and 2.5 million square feet of retail.



## \$250,000 IN RECENT RENOVATIONS

The building has undergone several capital improvements, including HVAC upgrades, floor repairs, replacement dock levelers, front-lot resurfacing, added electrical protection, concrete replacement, and new electrical service to support forklift operations.



## ACCOMODATES ~40,000 SQ FT EXPANSION

Sprinkler pipe headers were strategically installed during initial construction to support the addition, and additional power capacity can be readily accessed via the existing buss duct.



## BRISTOL, VA ADVANTAGES

Bristol, Virginia is an independent city of approximately 17,000 residents and part of the Kingsport–Bristol–Johnson City, TN–VA Metropolitan Statistical Area. Along with its twin city in Tennessee, Bristol serves as a key commercial hub for Southwest Virginia and Northeast Tennessee.



# CONTACT

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