



**FOR LEASE** | 427,222 SF  
364 EXIDE DRIVE | BRISTOL, TN

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**PHOENIX**  
INVESTORS

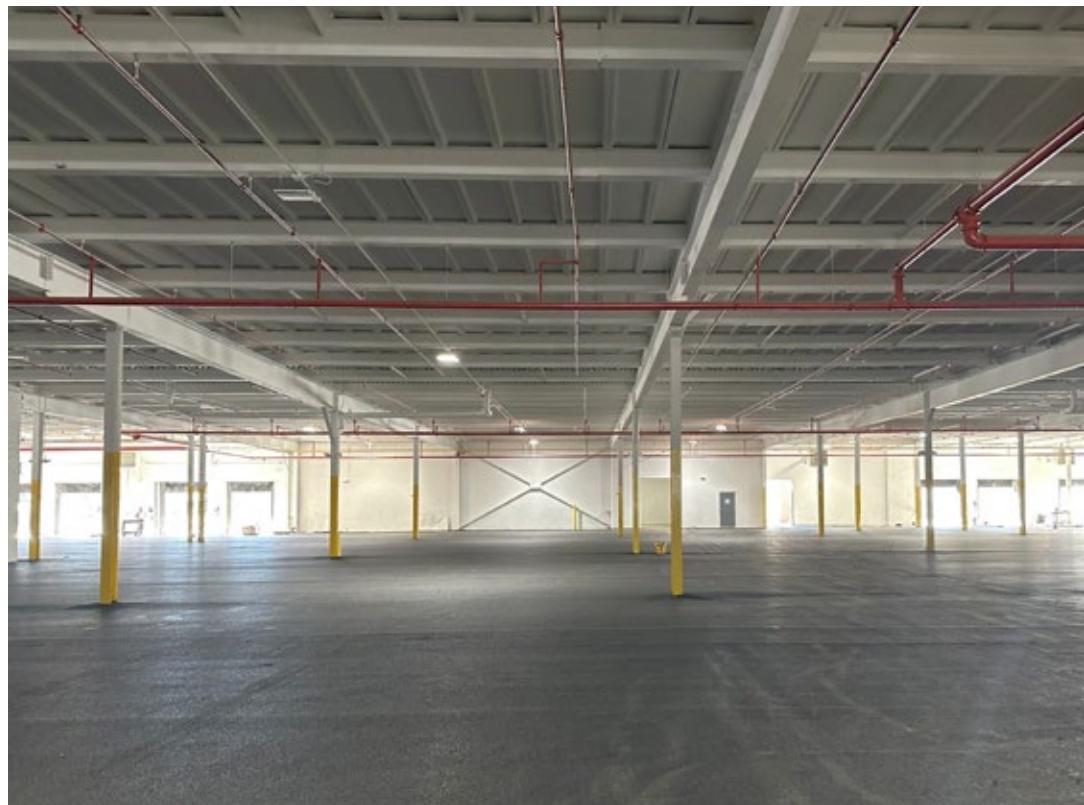
*Opportunity. Execution. Value Creation.*

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# PROPERTY DETAILS

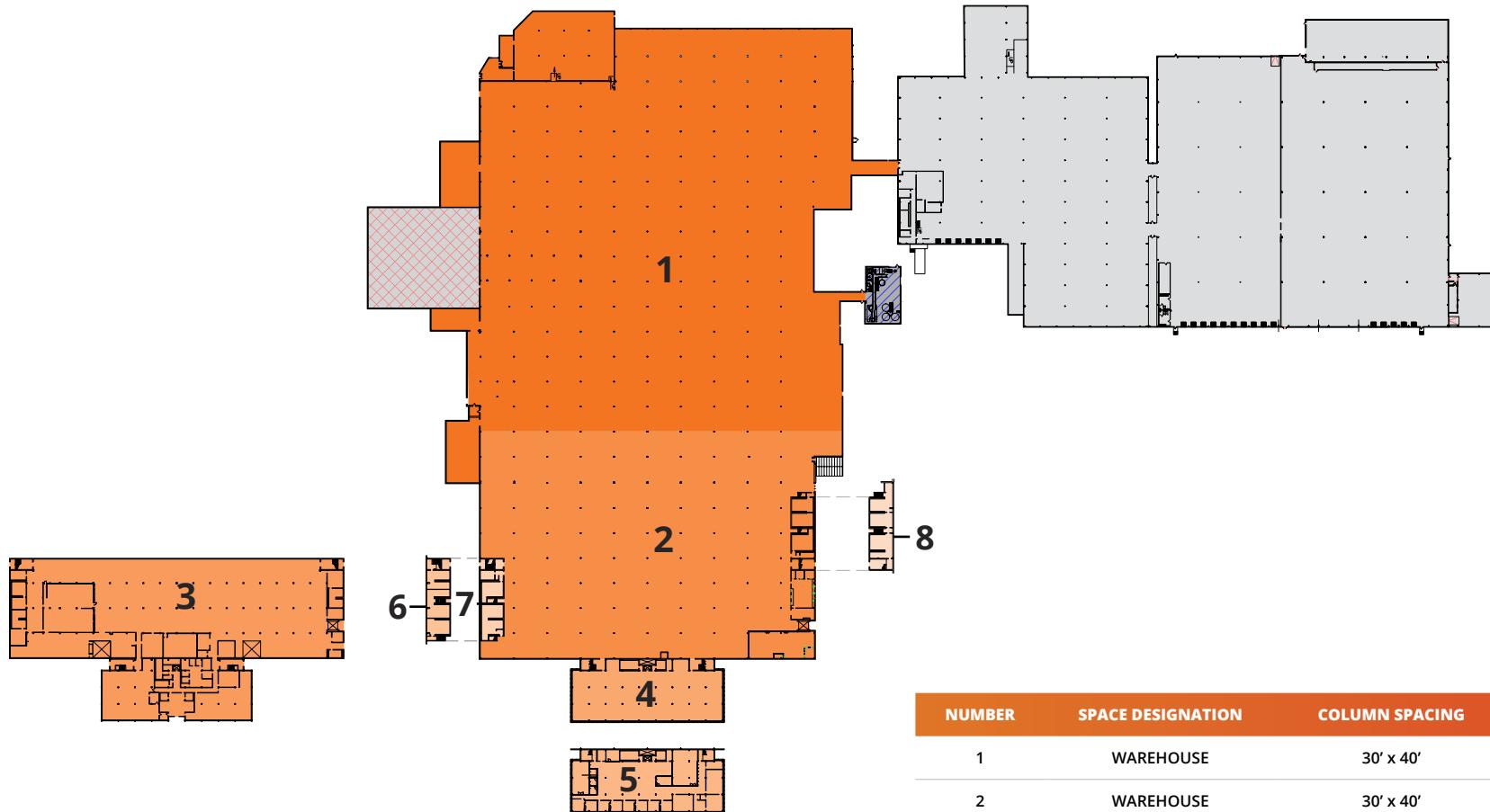
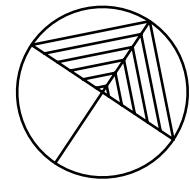
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AVAILABLE SPACE	427,222 SF
MINIMUM DIVISIBLE	50,000 SF
WAREHOUSE SPACE	330,407 SF
OFFICE SPACE	35,437 SF
LOWER LEVEL WAREHOUSE	61,378 SF
FLOORS	3
ELEVATORS	2
DOCK DOORS	10
DRIVE-IN DOORS	1 (12' W x 12' H)
CLEAR HEIGHT	10' - 46'
COLUMN SPACING	20' x 30' - 30' x 40'
ROOF	EPDM
WALLS	Masonry & Metal
FLOORS	6" Reinforced Concrete
YEAR BUILT	1958 - 1997
YEAR RENOVATED	2025
FIRE SUPPRESSION	100% Wet
LIGHTING	High Efficiency Fluorescent & LED
POWER	Heavy
PARKING	544 Surface Spaces
LAND AREA	53.01 Acres
ZONING	M-1 Light Industrial/Business Zone
PARCEL ID	067-032.00   067-032.10
OPEX ESTIMATE	<b>\$0.63/SF</b>



# FLOOR PLAN

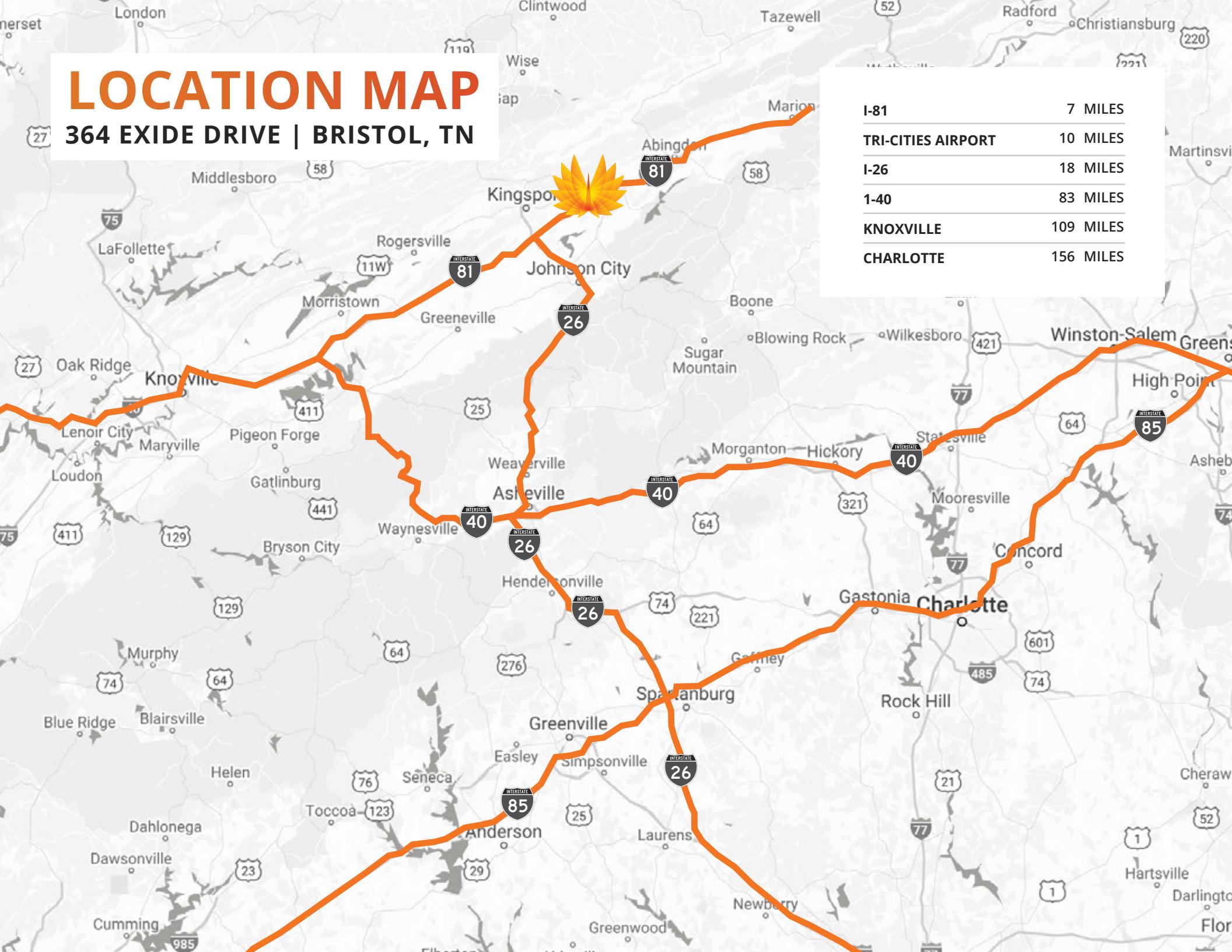
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NUMBER	SPACE DESIGNATION	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE	30' x 40'	222,413 SF
2	WAREHOUSE	30' x 40'	107,994 SF
3	LOWER LEVEL WAREHOUSE	20' X 30'	61,378 SF
4	FIRST FLOOR OFFICES	N/A	13,322 SF
5	SECOND FLOOR OFFICE	N/A	13,476 SF
6	SECOND FLOOR OFFICE	N/A	2,898 SF
7	OFFICES	N/A	2,891 SF
8	SECOND FLOOR OFFICE	N/A	2,850 SF
<b>TOTAL</b>			<b>427,222 SF</b>

# LOCATION MAP

364 EXIDE DRIVE | BRISTOL, TN



I-81	7 MILES
TRI-CITIES AIRPORT	10 MILES
I-26	18 MILES
I-40	83 MILES
KNOXVILLE	109 MILES
CHARLOTTE	156 MILES