

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



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5 Red Bush Court Suite 20
Johnson City, TN 37604
423.230.0255
tcigroup.com

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

OFFICE 1 882 square feet

OFFICE #2 1,404 square feet

OFFICE #3 4,536 square feet

LUNCHROOM 936 square feet

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

WAREHOUSE SPACE: 146,578 square feet

MEZZANINES: 3 - 3,264 square feet

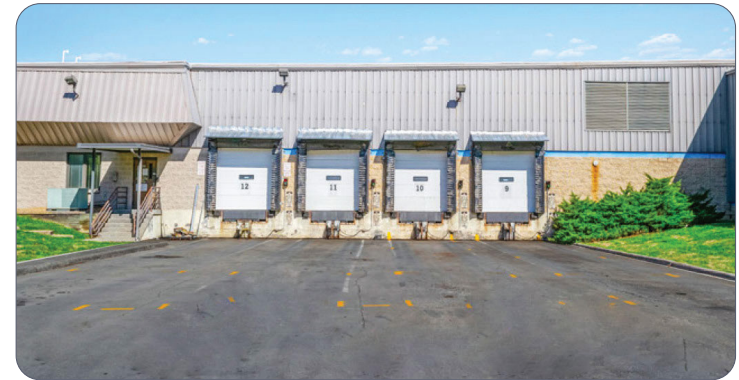
TOTAL: 157,600 SQ FT

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.



OVERHEAD DOORS 12 each with operator, 30,000# in-pit levelers, dock seals & locks

DOCKS 2 – 12' x 14' OHD's enclosed docks w/operators

DRIVE IN DOORS 1 with operator

CLEAR HEIGHTS 17 ft at eaves, which rises to 24 ft at center of building

POWER 4,000 Amp 480-volt 3 Phase redundant service

POWER DISTRIBUTION 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

LIGHTING High efficiency T-6 fluorescent

FIRE PROTECTION Fully sprinkled with a three-riser system

SECURITY & FP MONITORING Fleenor

HEATING WAREHOUSE Gas fired unit heaters & Infrared

HVAC IN OFFICE Gas/Electric

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PARKING FOR CARS 30 cars – Per current use

PARKING FOR TRAILERS 50 Semi-Trailers – Per current use not including loading area, which would add another 14 Semi-Trailer

AERIAL VIEW



1.2 MILES

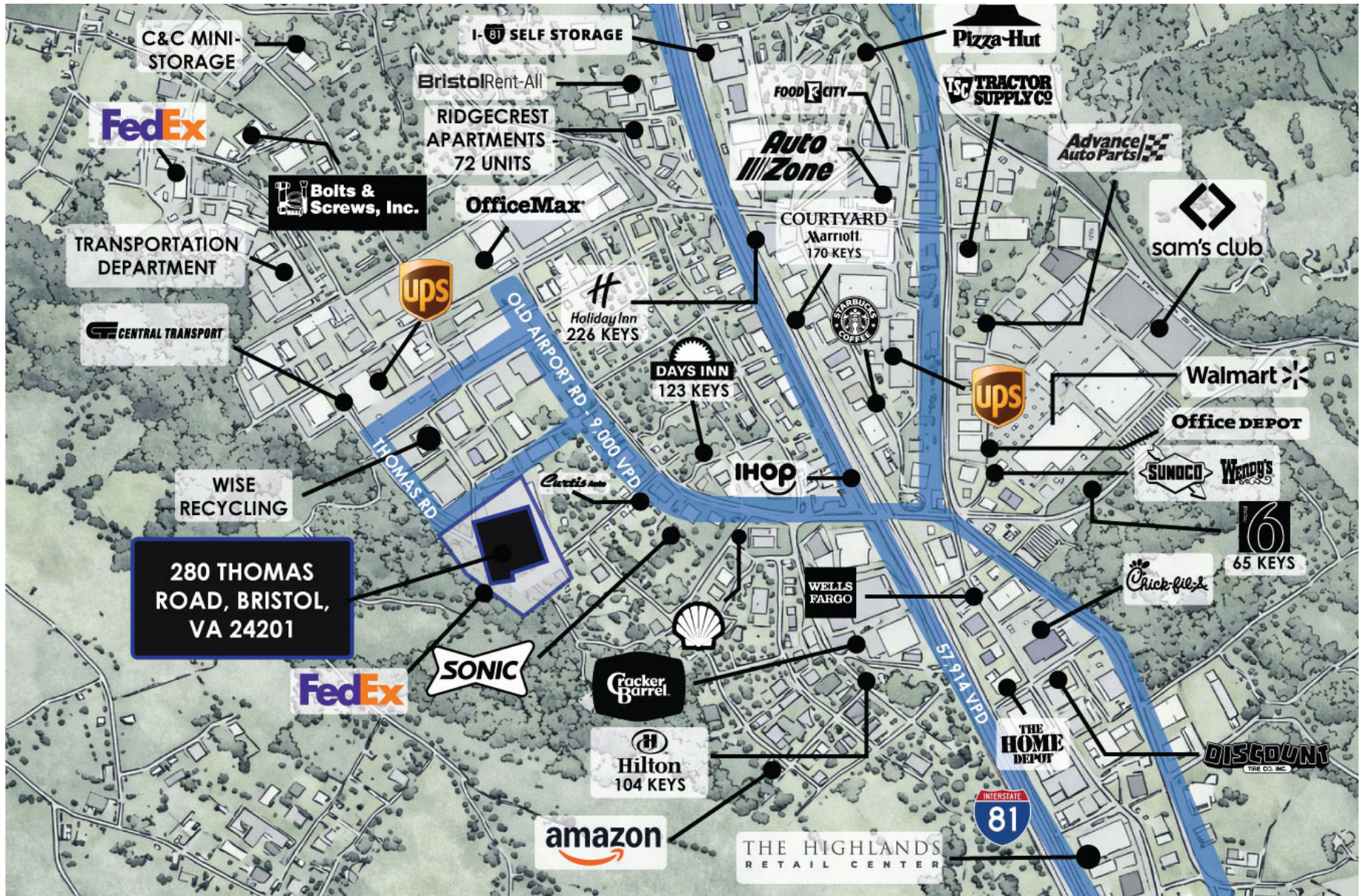


0.7 MILES



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.



ACCOMMODATES ~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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