

444 W Center Street

INVESTMENT OPPORTUNITY

FILLMORE



444 W CENTER ST
KINGSPORT, TN 37660

Price:

\$950,000

PROVIDENCE
Commercial Real Estate

INDUSTRIAL PROPERTY FOR SALE

PROPERTY DESCRIPTION

- Prime downtown Kingsport location
- Built in 1983 and renovated in 1992, includes executive offices, conference room, and kitchen
- 12 dedicated parking spaces
- Office buildout: exec suite, conference room, kitchen
- Zoning: B-2

TENANT INFO

- Brozelco Inc. – electrical automation & distribution (acquired by Galco Electronics)
- Lease: 2/25/25-2/30/30 (5yr NN)
- Annual Base Rent: \$93,000
- Options: 2 5yr at FMV
- Details: Parent company operates 45 + years, 1,000+ employees

OFFERING SUMMARY

Sale Price:
\$950,000

Lot Size:
0.51 Acres

Building Size:
7,750 SF

NOI:
\$93,000

Cap Rate:
9.8%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,900	11,500	32,700
Total Population	4,500	26,000	78,000
Average HH Income	\$45,800	\$49,700	\$52,200

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SPECS

Year Built	1983 / 1992
Total Building Size	±7,750 SF
Construction Type	Masonry / Brick
Sprinklers	None
Acreage	±0.51 AC
Office Clear Height	9'
Warehouse Clear Height	16'
Loading Elements	0 Docks 1 Drive-in (X x X)
Power	3 Phase



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LEASE TERMS

Field	Details
Tenant	Galco Industrial Electronics, Inc.
Initial Lease Term	5 years
Lease Commencement	2/25/2025
Lease Expiration	2/30/2030
Renewal Options	(2) 5-Year Options at FMV
Lease Type	NNN; Landlord Responsible for Roof & Structure
Base Rent	\$93,000
Base Rent PSF	\$12.00
Rent Increases	None

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Tenant Overview



Company Overview

Founded in 1993 and based in Rockford, TN, Brozelco, Inc. provides electrical instrumentation automation, and power distribution solutions, with a strong emphasis on system integration for the mining sector—especially turnkey aggregate automation.

Services & Expertise

Brozelco delivers end-to-end services, including engineering, construction, systems integration, equipment application, installation, and maintenance. With over 200 years of combined team experience, the company has executed complex projects such as replacing vintage medium-voltage switchgear and designing a new liquid rheostat control system for the U.S. Air Force at AEDC in Tullahoma, TN.

Acquisition by Galco

In February 2025, Brozelco was acquired by Galco Industrial Electronics, expanding Galco's offerings in industrial automation, custom controls, turnkey electrical solutions, and certified systems for hazardous environments.



Company Overview

Founded in 1975 and headquartered in Madison Heights, Michigan, Galco Industrial Electronics is a leading distributor of electrical and electrical control, automation, and motion products. It serves a wide range of customers across the U.S., including businesses, contractors, government agencies, and utilities.

Products & Services

Galco offers a broad inventory including AC drives, circuit breakers, relays, sensors, and more. In addition to distribution, it provides custom-engineered systems, on-site and mail-in repairs, and technical support—delivering end-to-end solutions for its clients.

Recent Developments

Galco has expanded aggressively through acquisitions, including Zesco, Inc. in January 2023 and D.F. Burnham & Co. in October 2024. These moves have broadened its product lineup and extended its national footprint.

EXTERIOR PHOTOS



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INTERIOR PHOTOS



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WAREHOUSE INTERIOR



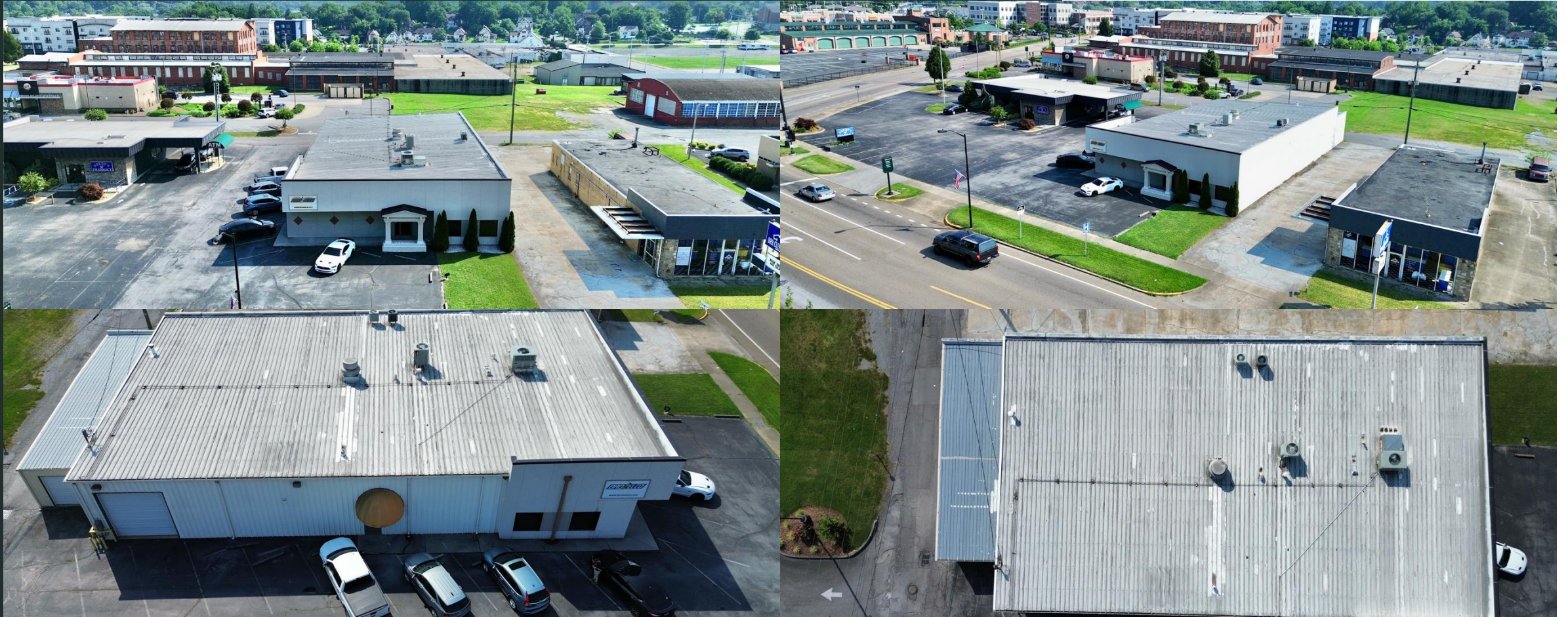
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AERIAL PHOTOS



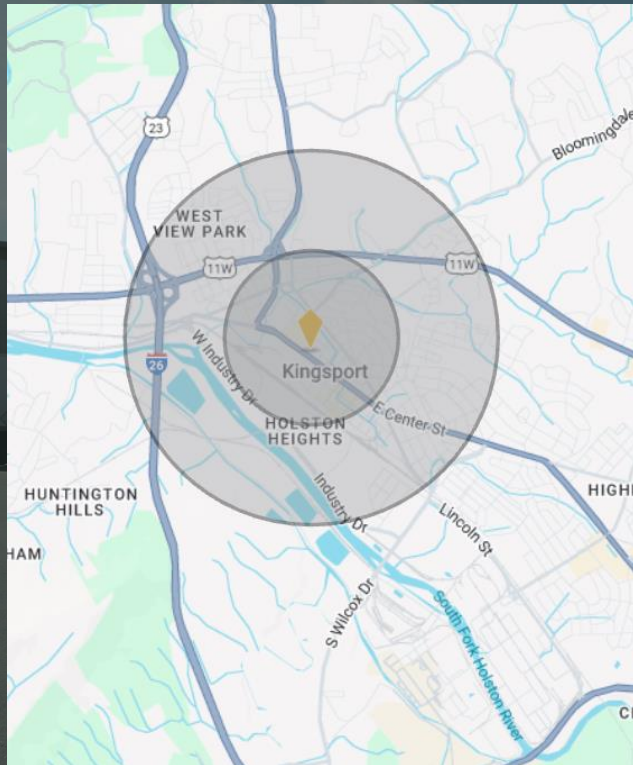
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INDUSTRIAL PROPERTY FOR SALE



	3 MILE	5 MILES	10 MILES
2020 Population	34,591	63,025	122,376
2025 Population	36,386	65,590	124,215
2030 Population Projection	37,860	68,112	128,447
Average Age	--	--	--

	3 MILE	5 MILES	10 MILES
Total Households	15,489	27,641	52,552
# of Persons per HH	--	--	--
Average HH Income	\$56,963	\$64,908	\$72,191
Average House Value	\$--	\$--	\$--

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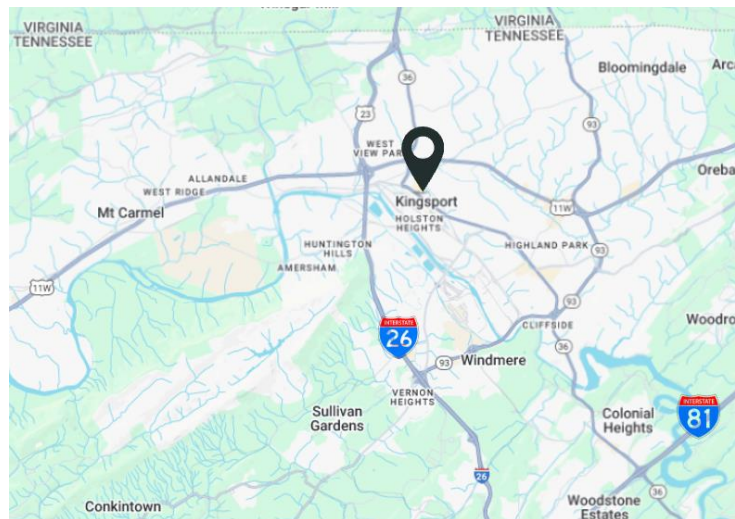
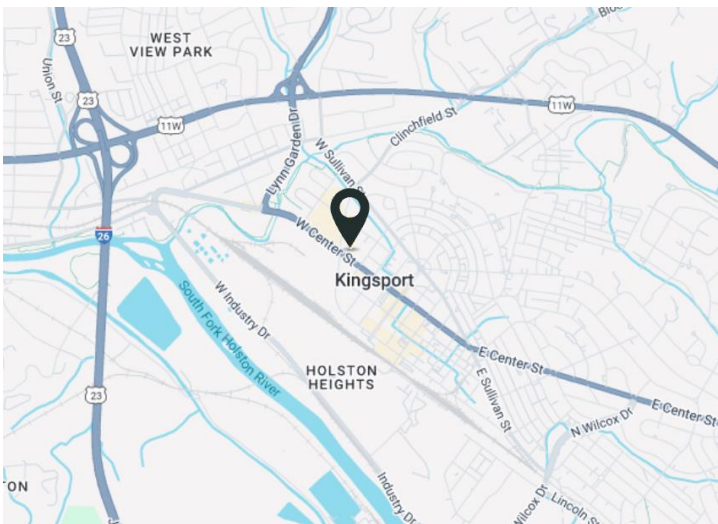
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Location Highlights



- **Tri-Cities Hub:** Kingsport, part of the Northeast Tennessee's Tri-Cities region with Johnson City and Bristol, anchors a stable industrial cluster.
- **Strategic Access:** Located near I-26 and U.S. Highways 11W & 23, with quick connections to I-81 and I-40—enabling efficient freight movement across the southeast and Mid-Atlantic.
- **Industrial Legacy:** Home to long-standing and emerging industries, including chemicals, paper, plastics, and advanced manufacturing.
- **Key Employer:** Eastman Chemical Company, a major U.S. specialty chemical producer, is headquartered in Kingsport and fuels the local economy and skilled labor base.

- **Transport Infrastructure:** Served by CSX and Norfolk Southern rail lines and near Tri-Cities Airport (TRI), with Cargo Services and direct connections to FedEx and UPS freight hubs.
- **Pro-Business Environment:** Backed by active industrial development efforts, including shovel-ready sites and local incentives through groups like NETWORKS Sullivan Partnership.