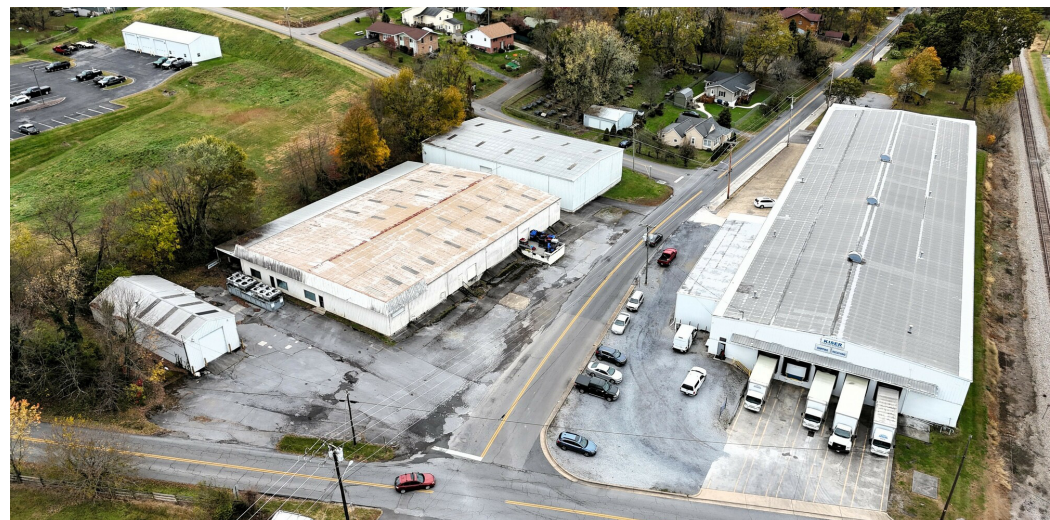




FOR SALE - 3 WAREHOUSE BUILDINGS



PROPERTY DESCRIPTION

The property consists of three warehouse buildings positioned on a corner lot consisting of 0.69 +/- acres, offering flexible configurations for storage, light manufacturing, distribution, or service-related operations. Strategically located just minutes from downtown Abingdon and Interstate 81, this three-building warehouse property offers excellent accessibility and visibility in one of Southwest Virginia's most active commercial corridors providing convenient connections to Main Street, Porterfield Highway (US 19), and I-81 Exit 17, placing it within easy reach of Bristol, VA/TN, and the Tri-Cities region.

PROPERTY HIGHLIGHTS

- Corner Parcel in Abingdon, Virginia
- Three (3) warehouse buildings
- Less than 1 mile to downtown Abingdon and Exit 17 of I-81

TOMMY PERRIGAN KREG RAMEY

Retail Consultant
423.967.3080

tommy@ira-realty.com

Affiliate Broker, Aquisitions, Leasing, Site Selection

423.967.4880

kramey@ira-realty.com

OFFERING SUMMARY

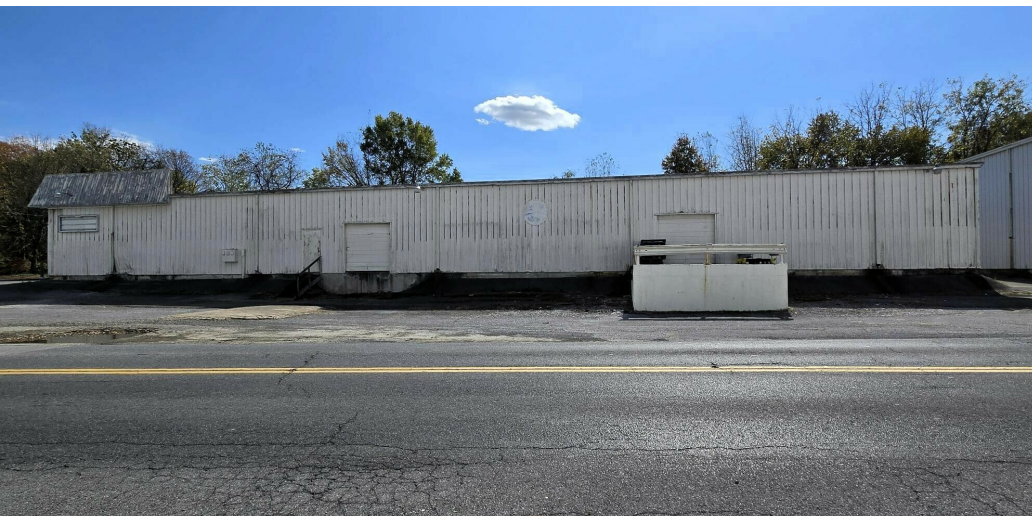
Sale Price:	\$1,800,000
Lot Size:	0.69 Acres
Building Size:	24,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,124	8,590	17,289
Total Population	11,777	19,945	41,059
Average HH Income	\$92,176	\$95,290	\$91,261





EXTERIOR PICTURES



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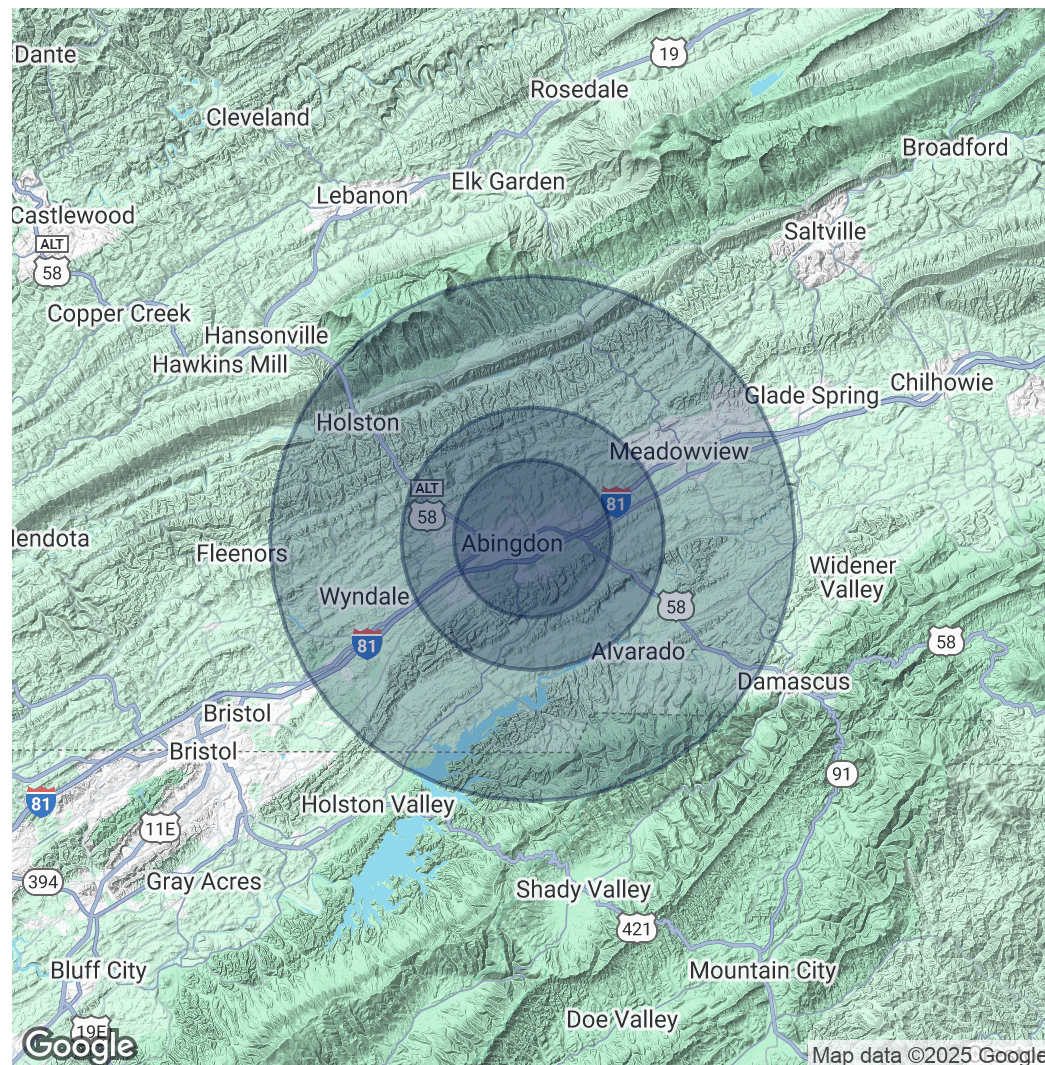


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,777	19,945	41,059
Average Age	45	46	46
Average Age (Male)	43	44	44
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,124	8,590	17,289
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$92,176	\$95,290	\$91,261
Average House Value	\$325,020	\$320,657	\$305,681

Demographics data derived from AlphaMap



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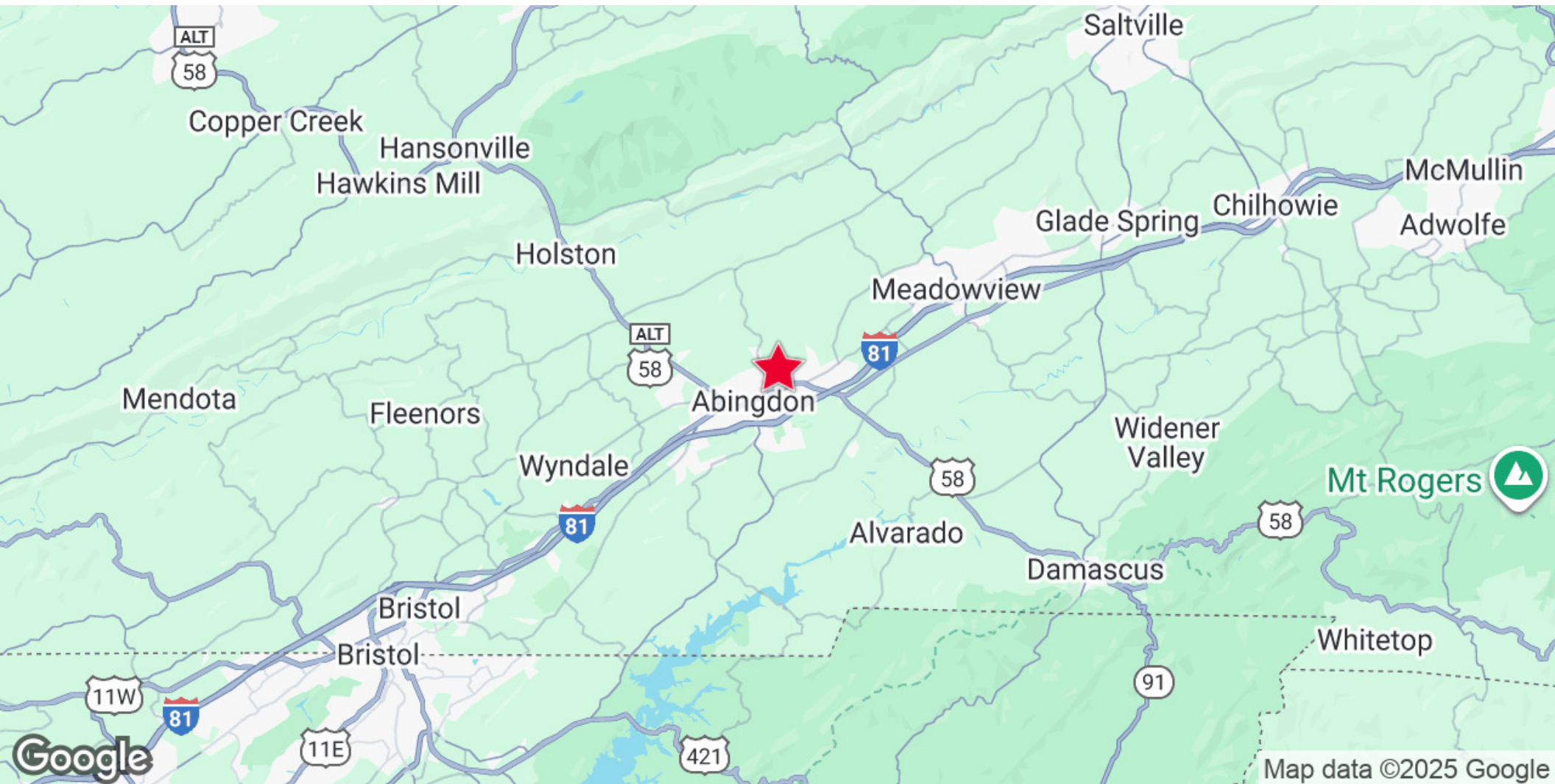
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LOCATION MAP



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