

# PREMIER OFFICE BUILDINGS

10431 Wallace Alley Street  
Kingsport, TN 37663

## Location

Just off Airport Parkway, between I-81, exit 63 and Tri-Cities Airport

## Available for Sale

37,690 SF connected office buildings on 4.73<sup>+/-</sup> acres  
\$5,200,000

## Highlights

### **Building A - 18,398 SF**

Large lobby/waiting area with reception window  
17 offices & large open work area for cubicles  
Large training room with folding partition wall  
4 conference rooms, large break room & small kitchenette  
Gym with men's and women's dressing room  
350 kw Caterpillar diesel generator

### **Building B - 19,292 SF**

Entry vestibule & lobby  
5 offices & multiple large open work areas for cubicles  
Break room & 2 conference rooms  
High-ceiling warehouse area with roll-up drive-in door  
313 kw Cummins diesel generator

## Demographics

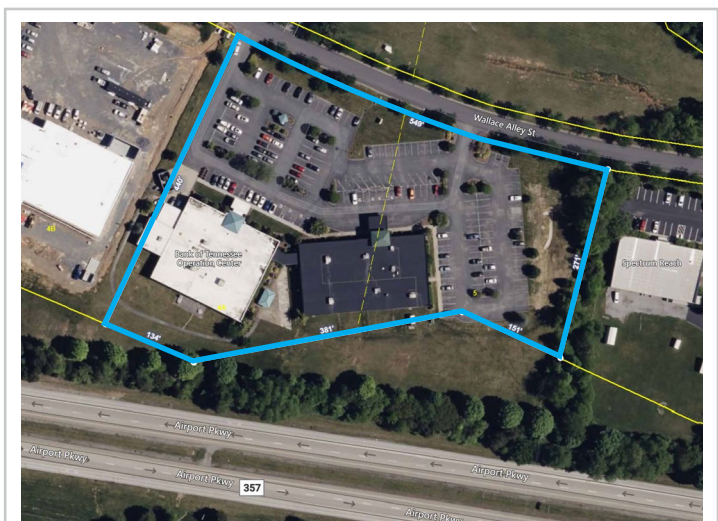
(2024 Est.)	3 mile	5 mile	10 mile
Population	4,470	30,841	149,109
Median HH Income	\$84,261	\$79,676	\$67,790
Median Age	48.8	47.1	45.3

## Contact

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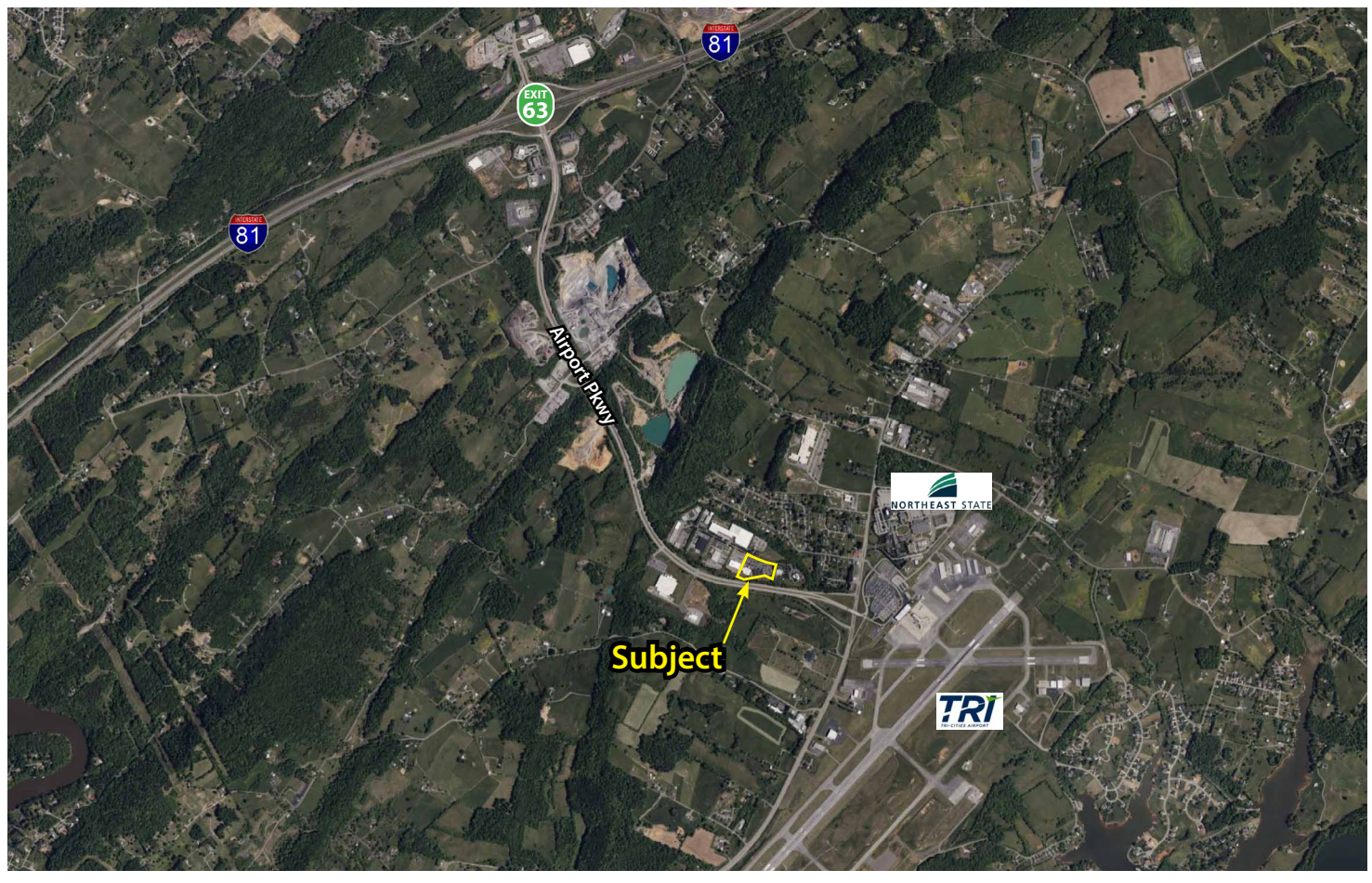
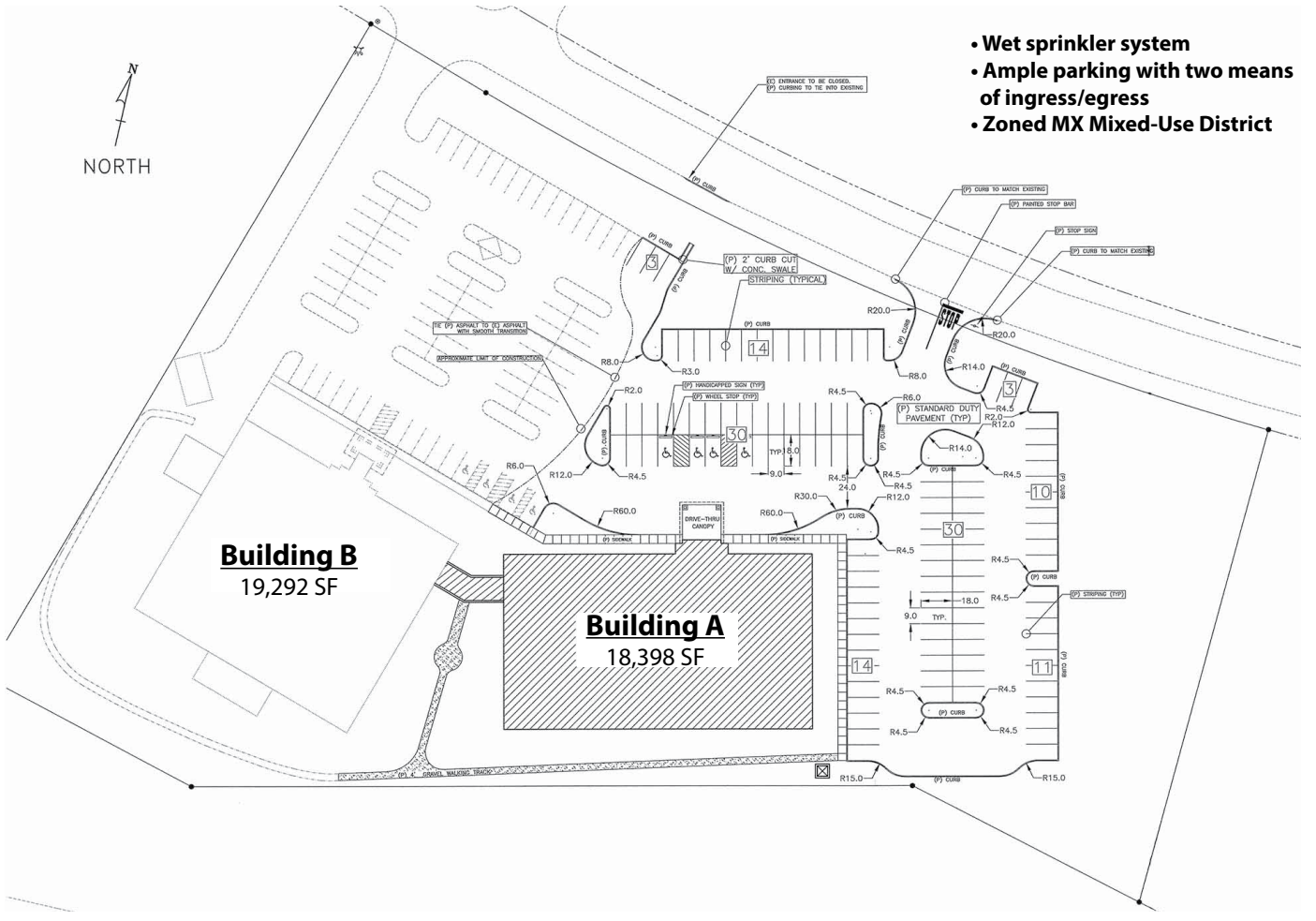
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- Wet sprinkler system
- Ample parking with two means of ingress/egress
- Zoned MX Mixed-Use District

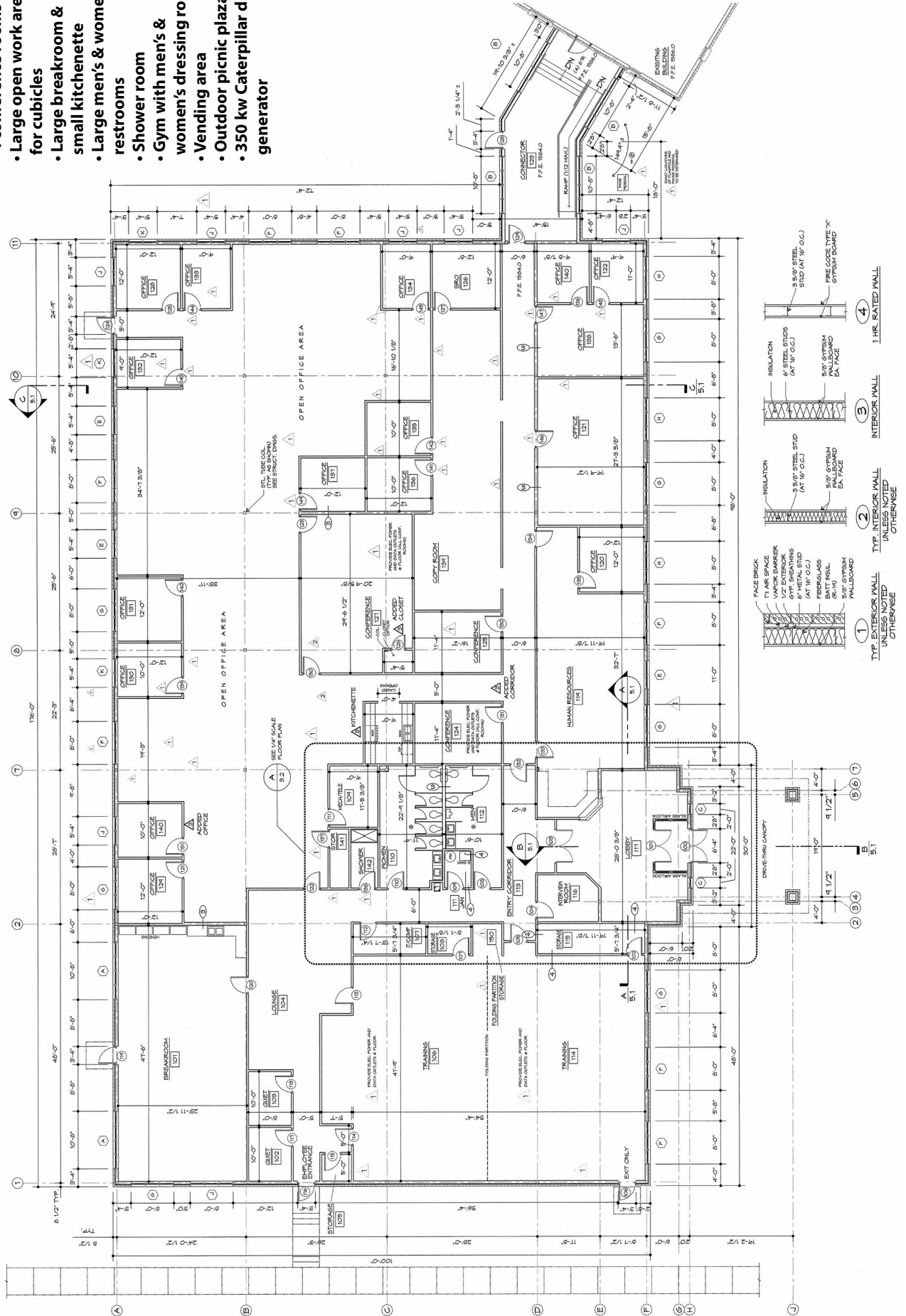




# Building A

18,398 SF

- Large lobby/waiting area with reception
- 17 offices
- Large training room with folding partition wall
- 4 conference rooms
- Large open work area for cubicles
- Large breakroom & small kitchenette
- Large men's & women's restrooms
- Shower room
- Gym with men's & women's dressing rooms
- Vending area
- Outdoor picnic plaza
- 350 kw Caterpillar diesel generator





**Building A**



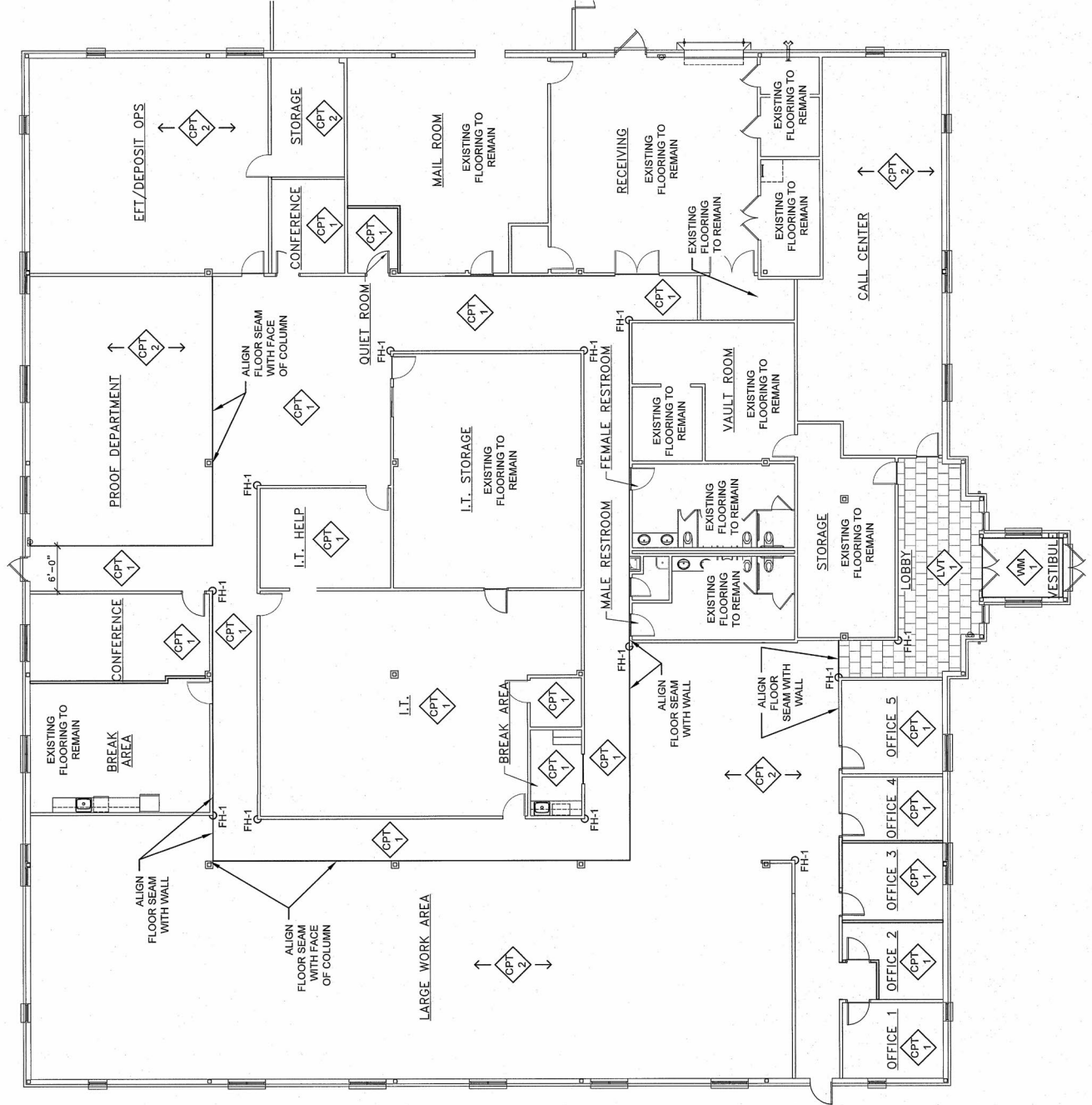




# Building B

19,292 SF

- Entry vestibule & lobby
- 5 offices
- Multiple large open work areas for cubicles
- I.T./Server Room with raised floor
- Break Room
- 2 conference/meeting rooms
- Ample storage
- High-ceiling warehouse area with roll-up drive-in door
- Mail Room with roll-up drive-in door
- Large men's & women's restrooms
- 313 kw Cummins diesel generator





**Building B**







**MITCH COX**  
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