

MILLENNIUM DRIVE FLEX SPACE

1018 Millennium Drive
Kingsport, TN 37663

Location

Just off Airport Pkwy at the intersection of Millennium Drive and Millennium Court

Available for Lease

Suite B: 4,200 SF flex space
Delivered in vanilla box condition
\$10/SF/year NNN

Highlights

Newly-constructed 2-story, 2-tenant building

8' grade-level roll-up door

14' grade-level roll-up door

18' 4.5" rear eave

Shared parking lot with 29 spaces

Less than half a mile from I-81, exit 63

Approx. 2 miles from Tri-Cities Airport

Zoned B-3: Highway Oriented Business District

Traffic Counts

I-81: 49,330 (2022)

Airport Pkwy: 8,756 (2022)

Demographics

(2023 Est.)	3 mile	5 mile	10 mile
Population	7,077	32,043	145,495
Median HH Income	\$77,700	\$67,913	\$56,449
Median Age	49.3	47.4	46.1

Contact

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Affiliate Broker

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www.mitchcox.com



MITCH COX
REALTOR, INC.



West Ridge High School



SECOND HARVEST FOOD BANK



★Subject



BLUE WATER INDUSTRIAL

Airport Hwy

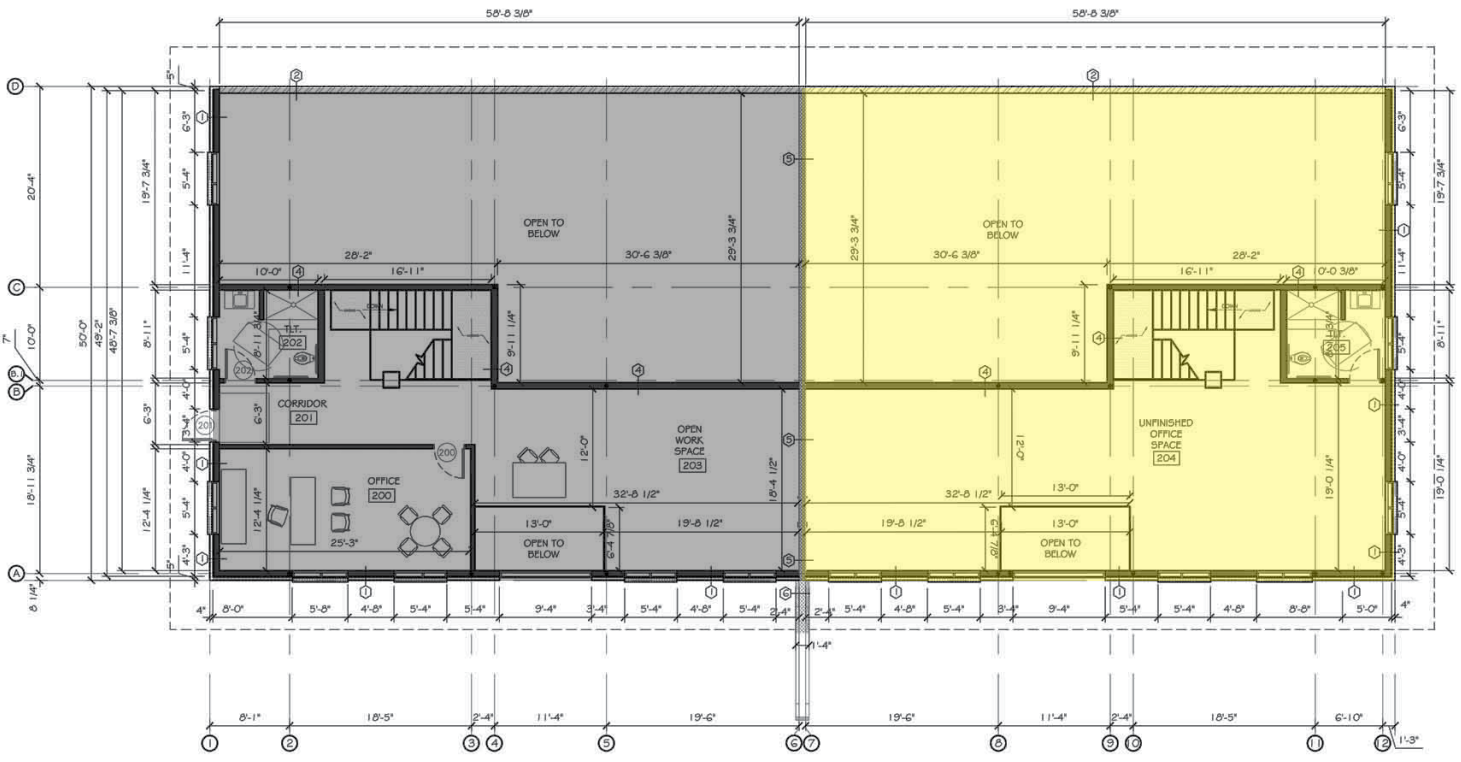
Bristol Hwy



Holston Elementary School



Bristol Hwy

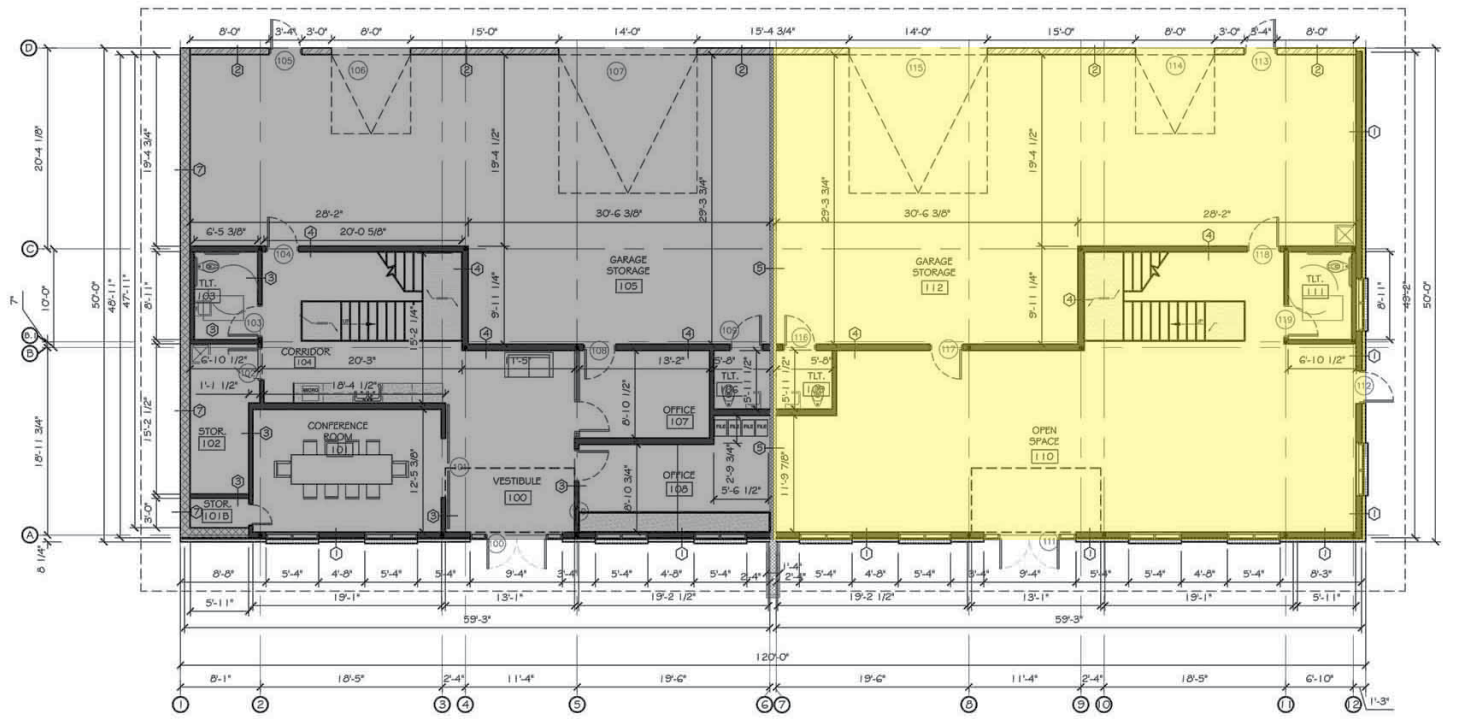


06
SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN



Available



06
SCALE 1/8" = 1'-0"

FIRST FLOOR PLAN





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