



3237 Unicoi Dr, Unicoi, TN 37692

\$5,500,000

Heavy Industrial Building

Industrial | 27,400 SF



G. Kreg Ramey
TN 356372
423.967.4880

Listing Added: 05/09/2023
Listing Updated: 06/21/2023



Details

Asking Price	\$5,500,000	Property Type	Industrial
Subtype	Distribution, Manufacturing, Warehouse	Class	A
Tenancy	Vacant	Square Footage	27,400
Occupancy	Vacant	Year Built	2002
Buildings	1	Stories	1
Permitted Zoning	M2	Lot Size (acres)	6.4
Broker Co-Op	Yes	Loading Docks	2
Dock High Doors	2	Ceiling Height	25'

Marketing Description

This is a great opportunity to purchase a move in ready 27,440 sq ft Star Building Systems building. The building has everything you need for your industrial manufacturing business. Unicoi County, Tennessee is a great town with low county taxes, and is eager for new businesses. This property is also in an opportunity zone. The existing business in this building is expanding and moving into a new building in town. The building will be available as soon as August 1, 2023.

The building includes:

Central Boiler outdoor wood burning furnace that is very efficient.

Gas heat for back up or use if desired

3-phase 600 amp electrical service

Camera surveillance system

Gated Entrance

City sewer

1 mile for Interstate i-26

27 miles from Interstate I-81

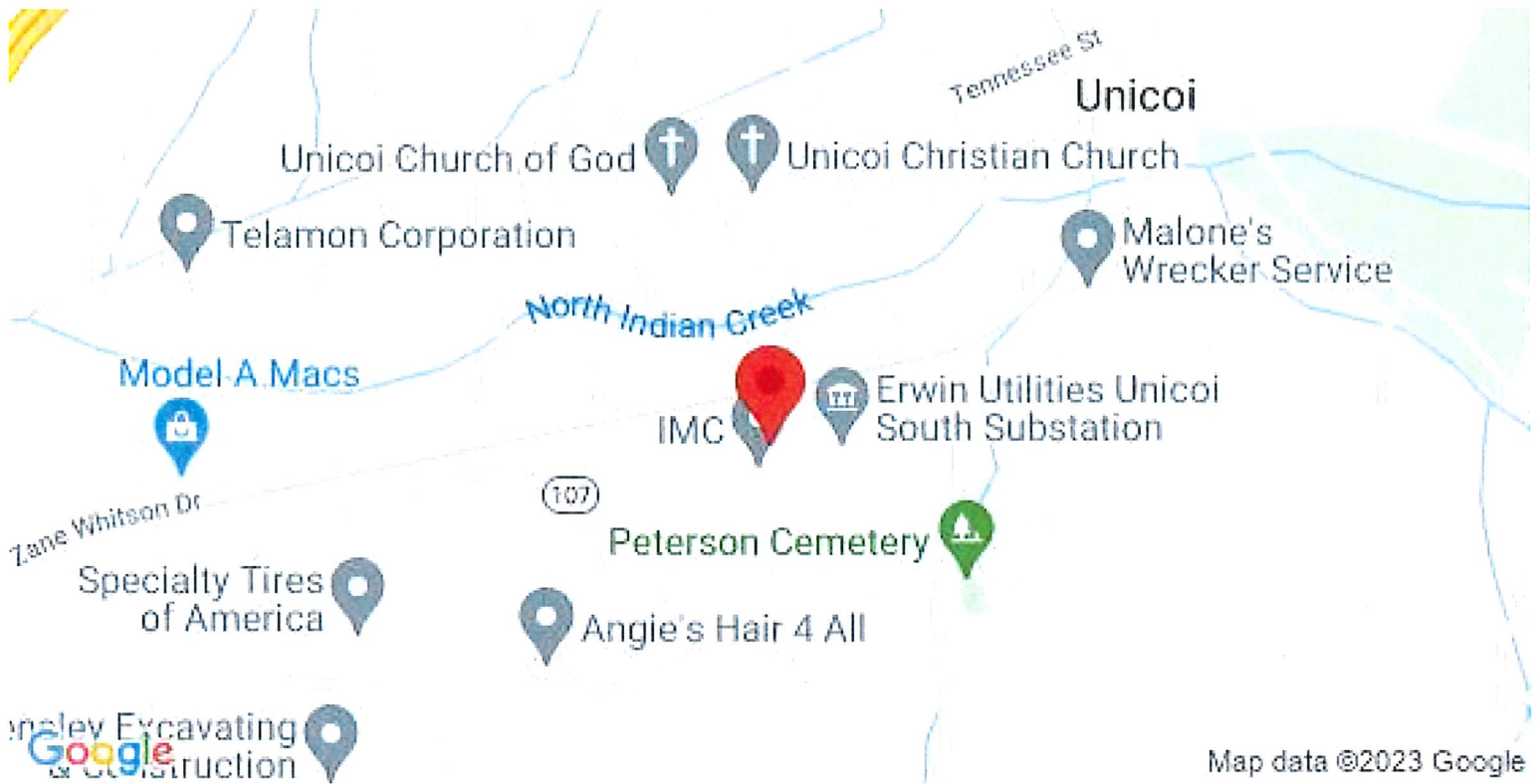
5 miles from CSX railroad station

27 miles from Tri-cities Regional Airport

66 miles from Asheville NC Regional Airport

Multi line phone system

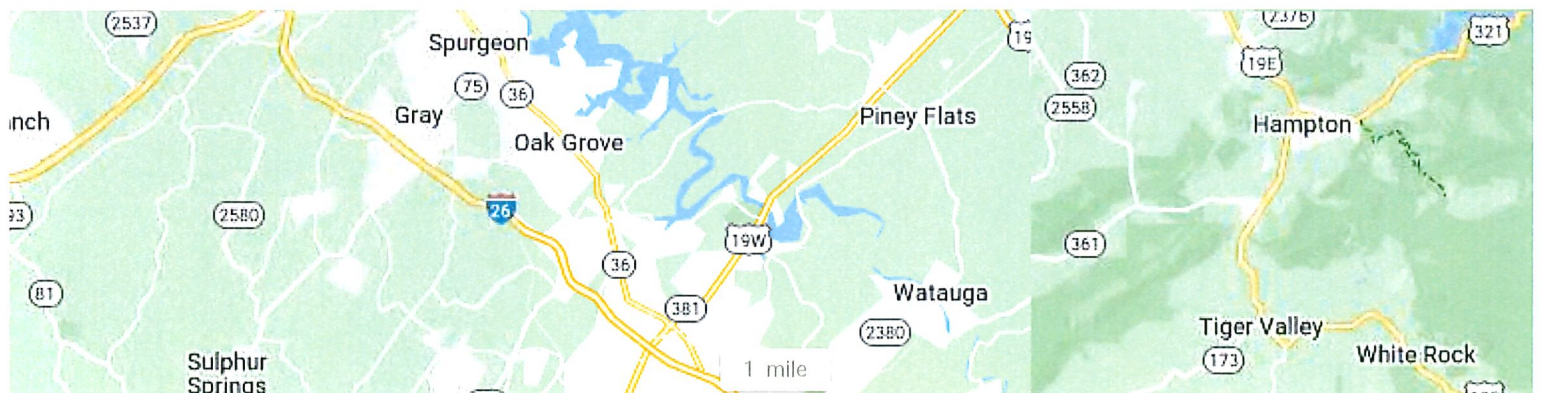
Location (1 Location)

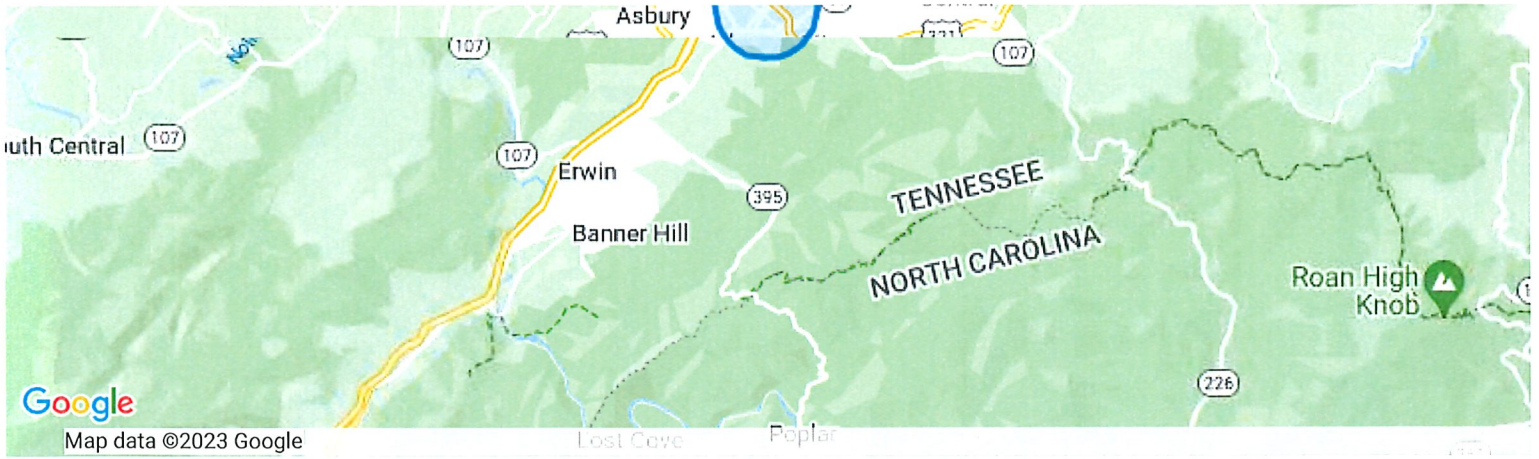


Property Photos (7 photos)



Demographic Insights

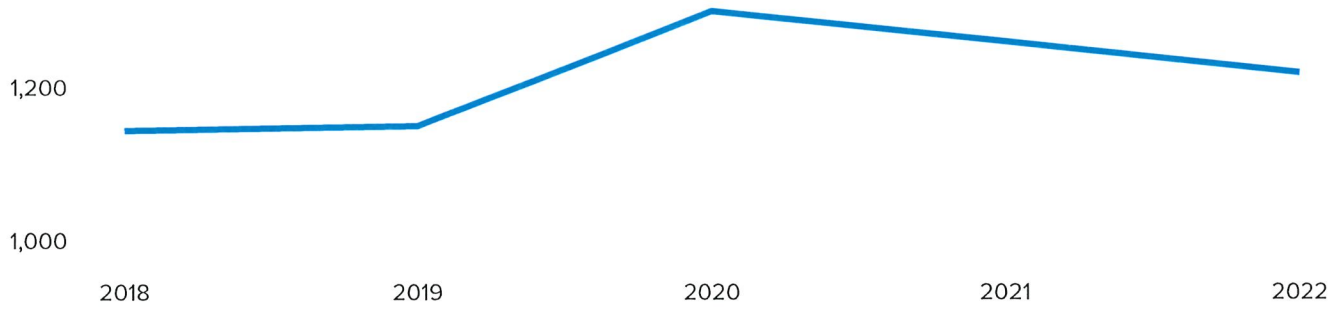




Population

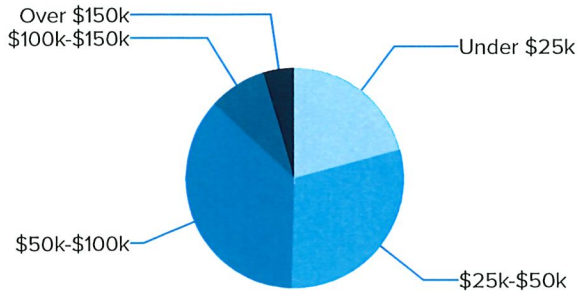
1,219

↓ -3% Compared to 1,260 in 2021
 ↑ 6% Compared to 1,144 in 2018



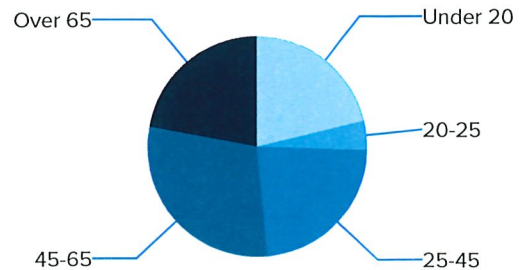
Household Income

\$49.4k Median Income
\$54.7k 2026 Estimate
 ↑ 2% Growth Rate



Age Demographics

46 Median Age
47 2026 Estimate
 ↑ 1% Growth Rate



Number of Employees

758

Top 5 Employment Categories

Office & Administrative Support

Production

Food Prep & Service

Sales & Related

Management

Housing Occupancy Ratio

11:1

10:1 predicted by 2026

Renter to Homeowner Ratio

1:2

1:2 predicted by 2026

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