



Available For Lease

**908 Eastern Star Rd.,
Kingsport, TN 37663**



PROPERTY SUMMARY & PARCEL OUTLINE

908 Eastern Star Rd, Kingsport, TN 37663 offers 18,400 SF of fleet maintenance, truck terminal, and IOS space on a 13.66-acre site, with approximately 8+ usable acres. The building includes 16,400 SF of warehouse space and 2,000 SF of office space, along with 7 drive-in doors with 14' clearance and a 20' clear height. Built in 1994 and renovated in 2001, this Class A facility features an on-site fuel station and wash bay, along with substantial yard space for fleet parking, equipment storage, and truck circulation. Zoned MX (Mixed-Use District), the property is well-suited for transportation, fleet maintenance, IOS, logistics, or service-based operations.



PROPERTY DETAILS & SPECIFICATIONS

Address: 908 Eastern Star Rd, Kingsport, TN 37663

Type: Fleet Maintenance / Truck Terminal / IOS

Building Square Footage:

- **Total:** 18,400
- **Office:** 2,000
- **Warehouse:** 16,400

Acreage:

- **Total:** 13.66
- **Useable:** 8 +/-

Drive In Doors: 7 (14' clear height)

Clear Height: 20'

Building Class: A

Year Built/Renovated: 1994/2001

Zoning: Mixed-Use District (MX)

Features: On-site fuel station and wash bay







DIRECT ACCESS TO MAJOR INTERSTATES



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PRIME INDUSTRIAL LOCATION - KINGSFORT, TN

908 Eastern Star Road is strategically positioned within the Tri-Cities industrial and logistics corridor, offering strong connectivity throughout Northeast Tennessee and the broader Southeast. The property benefits from convenient access to I-81 and I-26, providing efficient north-south and east-west distribution to Kingsport, Johnson City, Bristol, Knoxville, and surrounding regional markets. Located near Tri-Cities Airport and established manufacturing and distribution operations, the site is well-suited for warehousing, light manufacturing, logistics, service operations, and regional distribution. Its central position within the Kingsport-Johnson City-Bristol market provides access to a strong regional workforce, major industrial employers, and key transportation infrastructure, making it a highly functional location for industrial users serving Tennessee, Virginia, North Carolina, and the broader Southeast.

LOCATION KEY DISTANCES

I-81: 2 miles

I-26: 4 miles

US-23: 4 miles

Downtown Kingsport: 8 miles





Jeremy Barbuto



Vice President of Acquisitions



(315) 436-3872



Jeremy@IronHornEnterprises.com



Anthony Pasquarella



Vice President of Acquisitions



(518) 588-7215



Anthony@IronHornEnterprises.com

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