

N JOHNSON CITY OFFICE/WHSE

3 Morgan Court
Johnson City, TN 37604

Location

Just off I-26, at the end of a cul-de-sac in Hanover Industrial Park in North Johnson City

Available for Lease

7,500 SF office/warehouse on 1.21-acre lot
\$10.50/SF/year NNN

Highlights

Approx. 6,000 SF office/1,500 SF warehouse

1,000 SF office can be converted to warehouse space

Waiting/reception area, 19 offices, 2 conference rooms, break area and copy/file room

Additional storage area with double-door access + additional 5,000 SF 2nd level storage

12'-15' ceilings in warehouse

10'x10' roll-up drive-in door in warehouse

Ample parking - partially fenced & secured

Zoned B-4

Approx. 0.7 miles from I-26, exit 19

Demographics

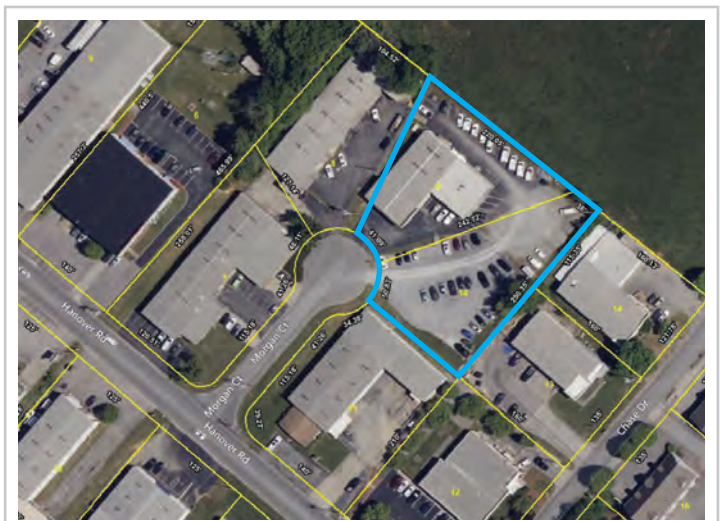
(2023 Est.)	5 mile	15 mile	25 mile
Population	79,903	270,423	455,690
Median HH Income	\$56,505	\$55,628	\$52,540
Median Age	40.4	44.2	45.0

Contact

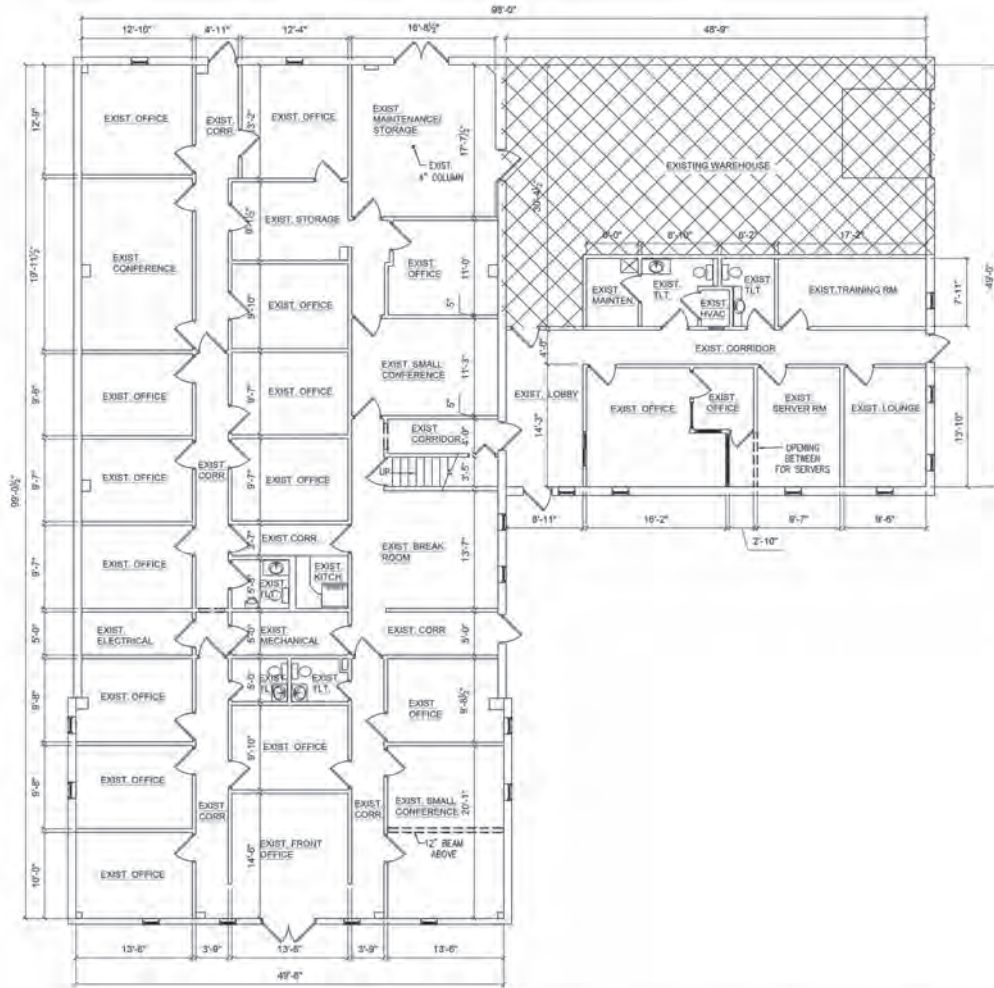
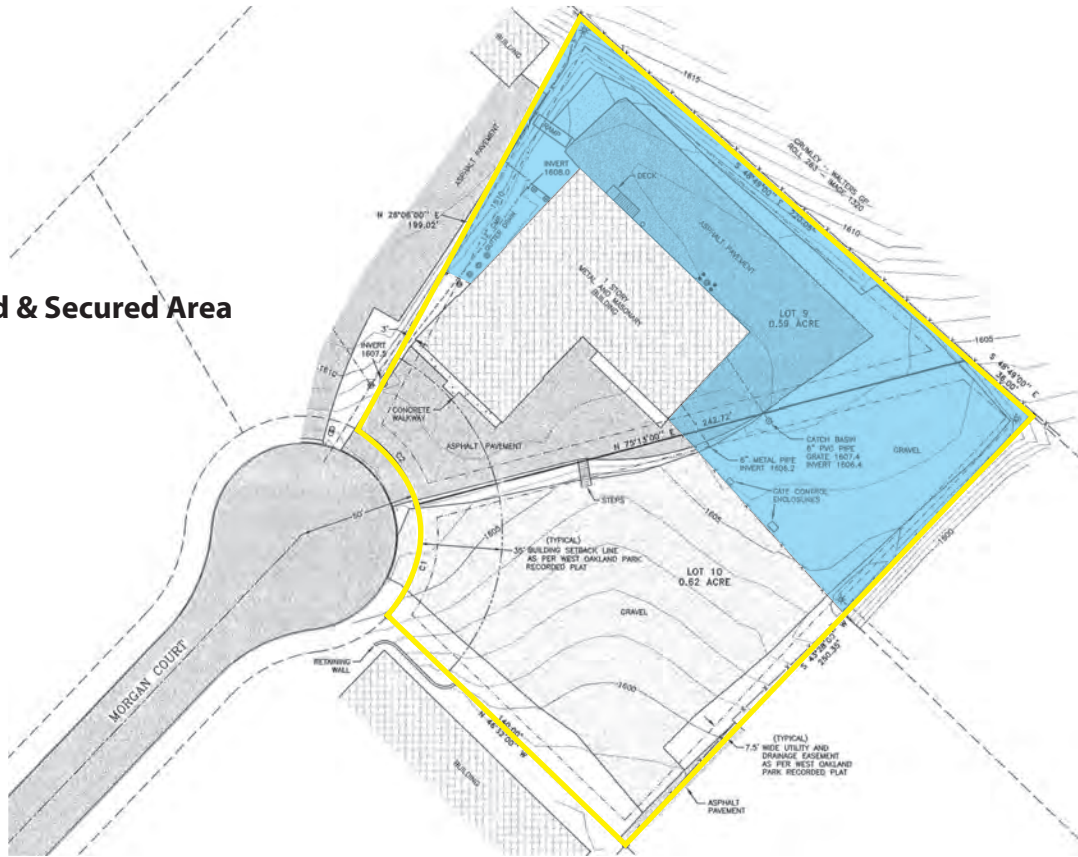
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Fenced & Secured Area



MAIN FLOOR WITH WAREHOUSE SPACE
TOTAL - 7,615 S.F.

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SCALE: 1/4"=1'-0"





MITCH COX
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