



FOR LEASE

121 KINGSPORT PRESS RD

285,191 SF

CHURCH HILL, TN

ANTHONY CRIVELLO | 414-405-2496 | ANTHONY@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**IMMEDIATE ACCESS
TO HIGHWAY 11W**



**MINUTES TO
I-81 AND I-26**



**FULLY FENCED WITH
GUARD HOUSE**



**NORFOLK SOUTHERN
RAIL SPURS**



PROPERTY DETAILS

121 KINGSPORT PRESS RD | CHURCH HILL, TN

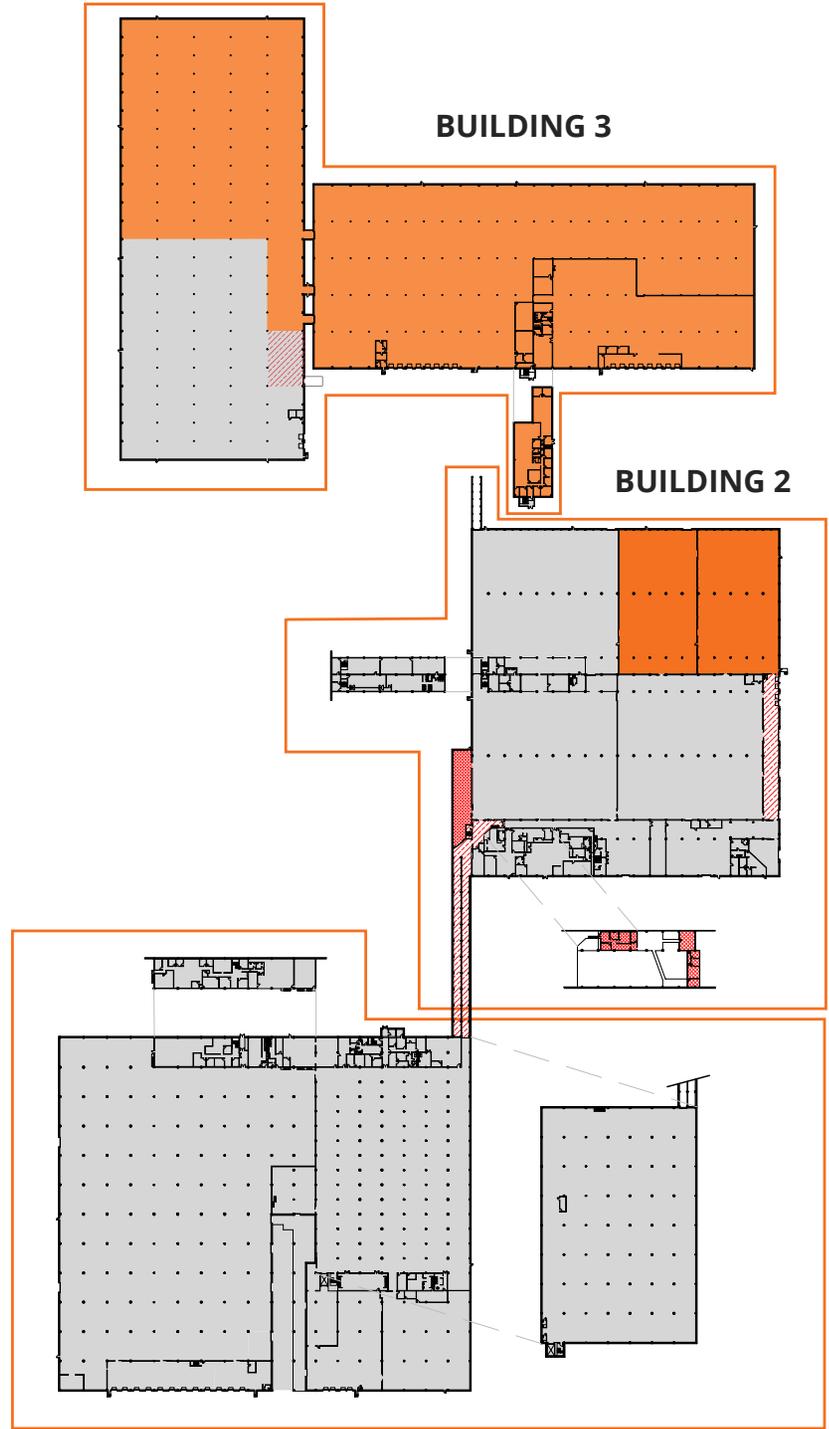
| | |
|---------------------------|--|
| AVAILABLE SPACE | 44,145 SF (Available 8/1/2026) 241,046 SF (Available 11/1/2026) |
| DOCK DOORS | 18 |
| DRIVE-IN DOORS | 1 |
| CLEAR HEIGHT | 18' - 35' |
| COLUMN WIDTH/DEPTH | 22' x 87' 25' x 48' |
| ROOF | Built-Up & Rubber Membrane |
| WALLS | Masonry & Metal |
| FLOORS | 6"+ Reinforced Concrete |
| YEAR BUILT | 1968 - 1975 |
| YEAR RENOVATED | 2006 - 2007 |
| FIRE SUPPRESSION | 100% Wet |
| LIGHTING | Fluorescent & Incandescent |
| POWER | Heavy |
| PARKING | 500 Surface Spaces |
| LAND AREA | 87.19 Acres |
| ZONING | R-1 Low Density Residential District |
| PARCEL ID | 042 113.00 042 113.02 |
| RAIL ACCESS | Two Norfolk Southern Spurs |



SITE PLAN

121 KINGSPORT PRESS RD | CHURCH HILL, TN

| BUILDING | SQUARE FEET |
|--------------|-------------------|
| 2 | 44,145 SF |
| 3 | 241,046 SF |
| TOTAL | 285,191 SF |

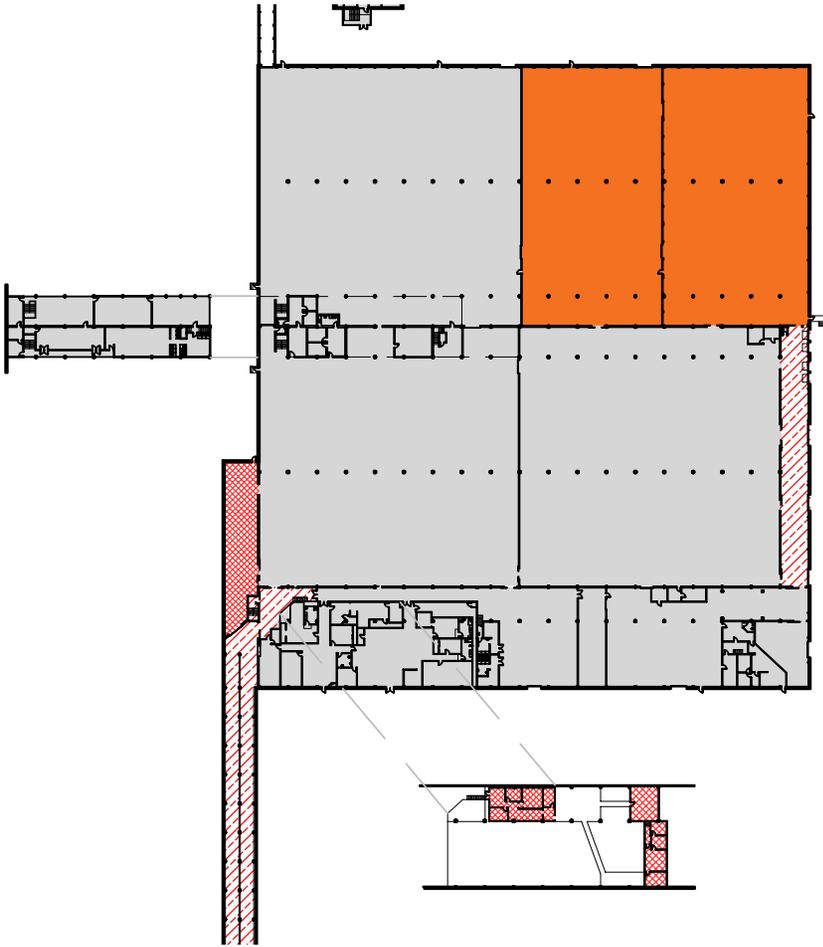
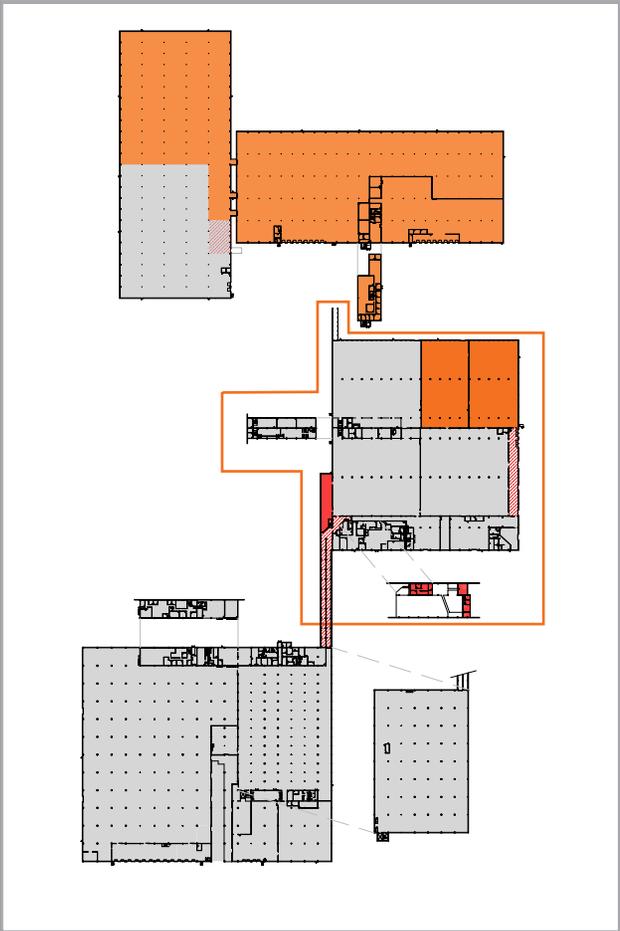


FLOOR PLAN

121 KINGSPORT PRESS RD | CHURCH HILL, TN

| SPACE DESIGNATION | AVAILABLE | DOCK DOORS | DRIVE-IN DOORS | CLEAR HEIGHT | SQUARE FEET |
|-------------------|-----------|------------|----------------|--------------|------------------|
| WAREHOUSE | 8/1/2026 | 2 | 1 | 25' | 44,145 SF |
| TOTAL | | | | | 44,145 SF |

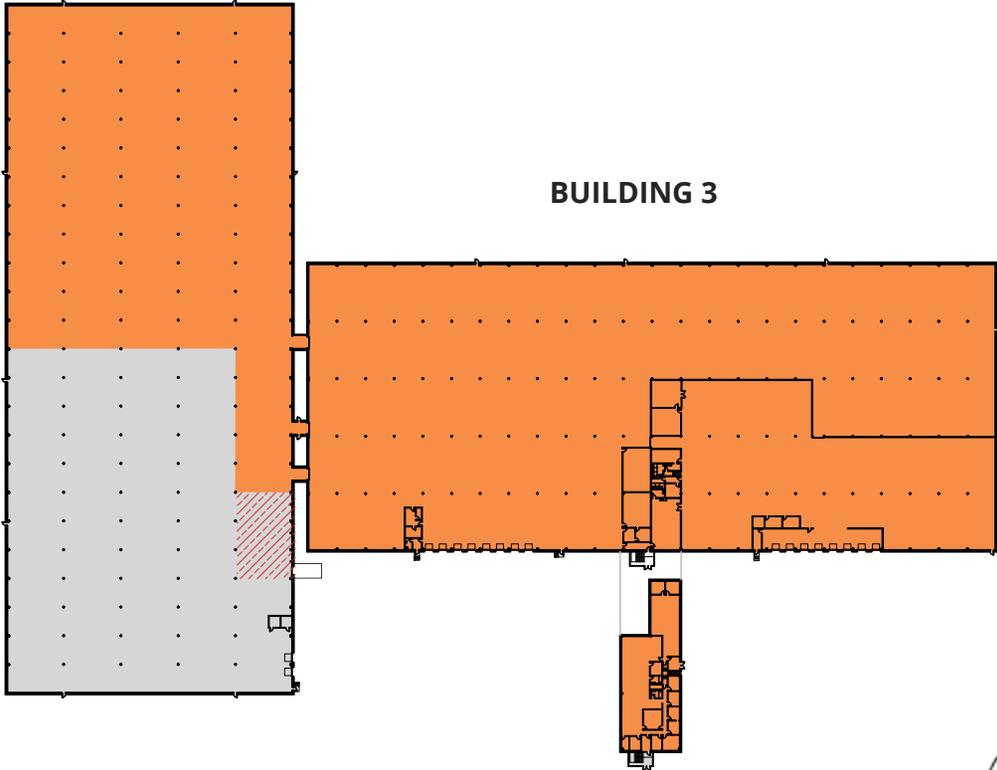
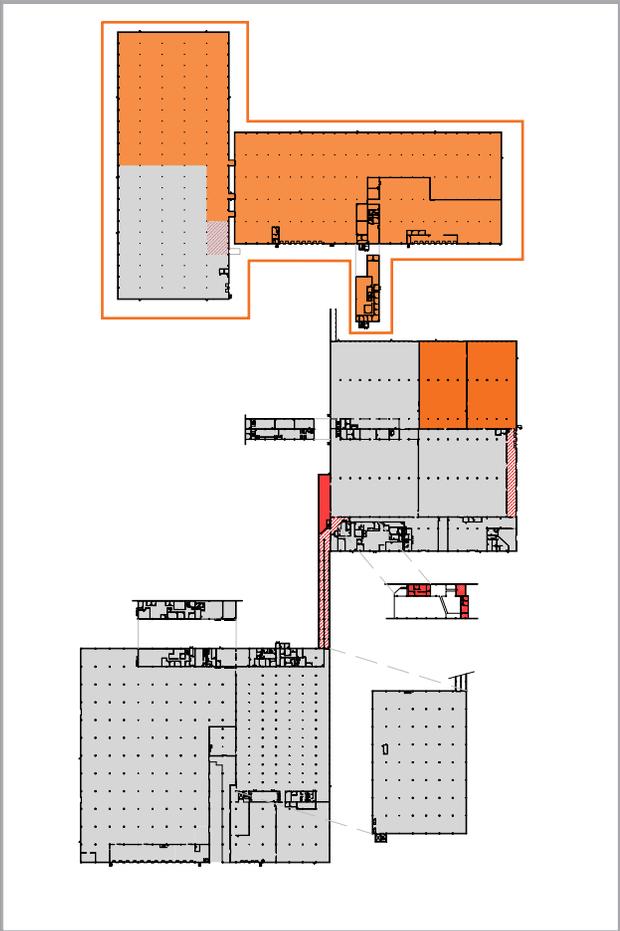
BUILDING 2



FLOOR PLAN

121 KINGSPORT PRESS RD | CHURCH HILL, TN

| SPACE DESIGNATION | AVAILABLE | DOCK DOORS | CLEAR HEIGHT | SQUARE FEET |
|-------------------|-----------|------------|--------------|-------------------|
| WAREHOUSE | 11/1/2026 | 16 | 18' - 22' | 241,046 SF |
| TOTAL | | | | 241,046 SF |



LOCATION MAP

121 KINGSPORT PRESS RD | CHURCH HILL, TN

| | |
|--------------------|-----------|
| TRI-CITIES AIRPORT | 29 MILES |
| KNOXVILLE | 80 MILES |
| WINSTON-SALEM | 176 MILES |
| CHARLOTTE | 183 MILES |
| NASHVILLE | 259 MILES |

