



FOR LEASE

121 KINGSFORT PRESS RD

390,621 SF

CHURCH HILL, TN

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INVESTORS

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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

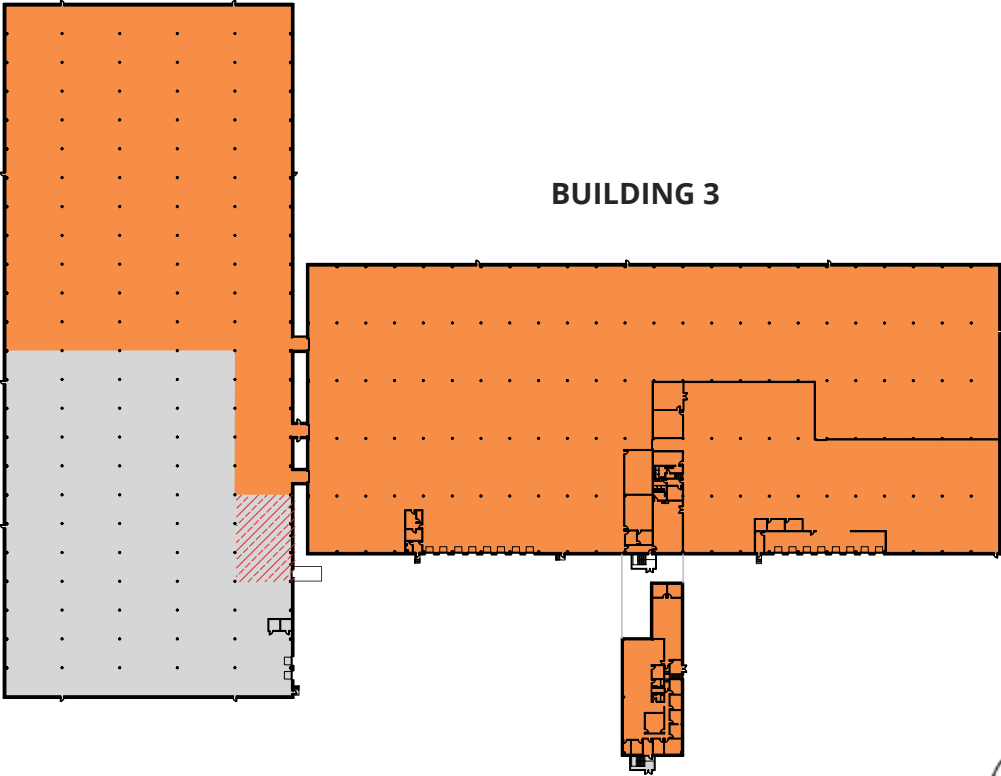
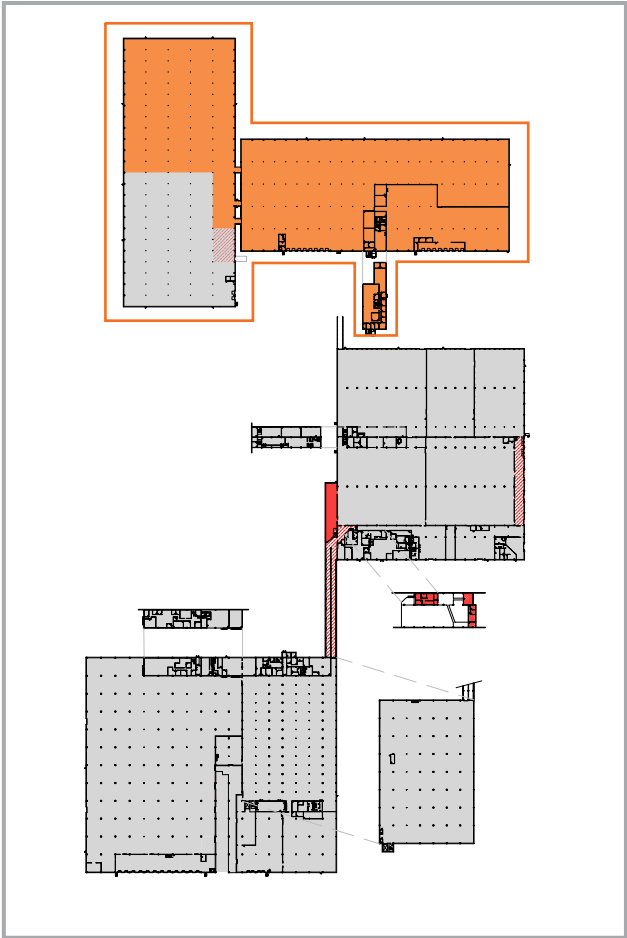
AVAILABLE SPACE	390,621
DOCK DOORS	26
DRIVE-IN DOORS	3
CLEAR HEIGHT	18' - 25' 4"
COLUMN WIDTH/DEPTH	25' x 48' 32' x 40'
ROOF	Built-Up & Rubber Membrane
WALLS	Masonry & Metal
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1968 - 1975
YEAR RENOVATED	2006 - 2007
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent & 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



FLOOR PLAN

121 KINGSFORT PRESS RD | CHURCH HILL, TN

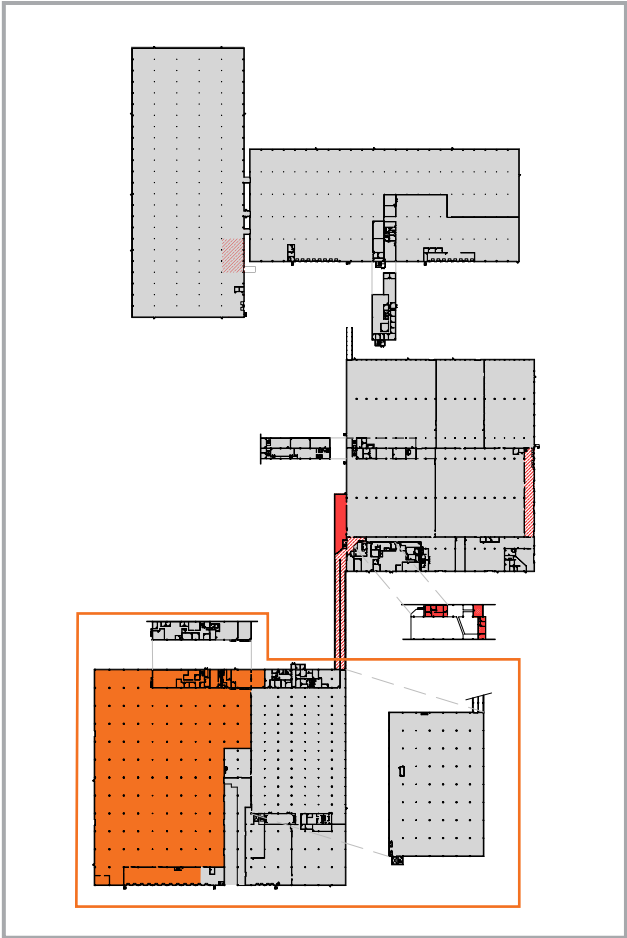
SPACE DESIGNATION	AVAILABLE	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
WAREHOUSE	11/1/2026	16	18' - 22'	241,046 SF
TOTAL				241,046 SF



FLOOR PLAN

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SPACE DESIGNATION	AVAILABLE	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
WAREHOUSE	4/1/2027	10	25' 4"	149,575
TOTAL				149,575 SF

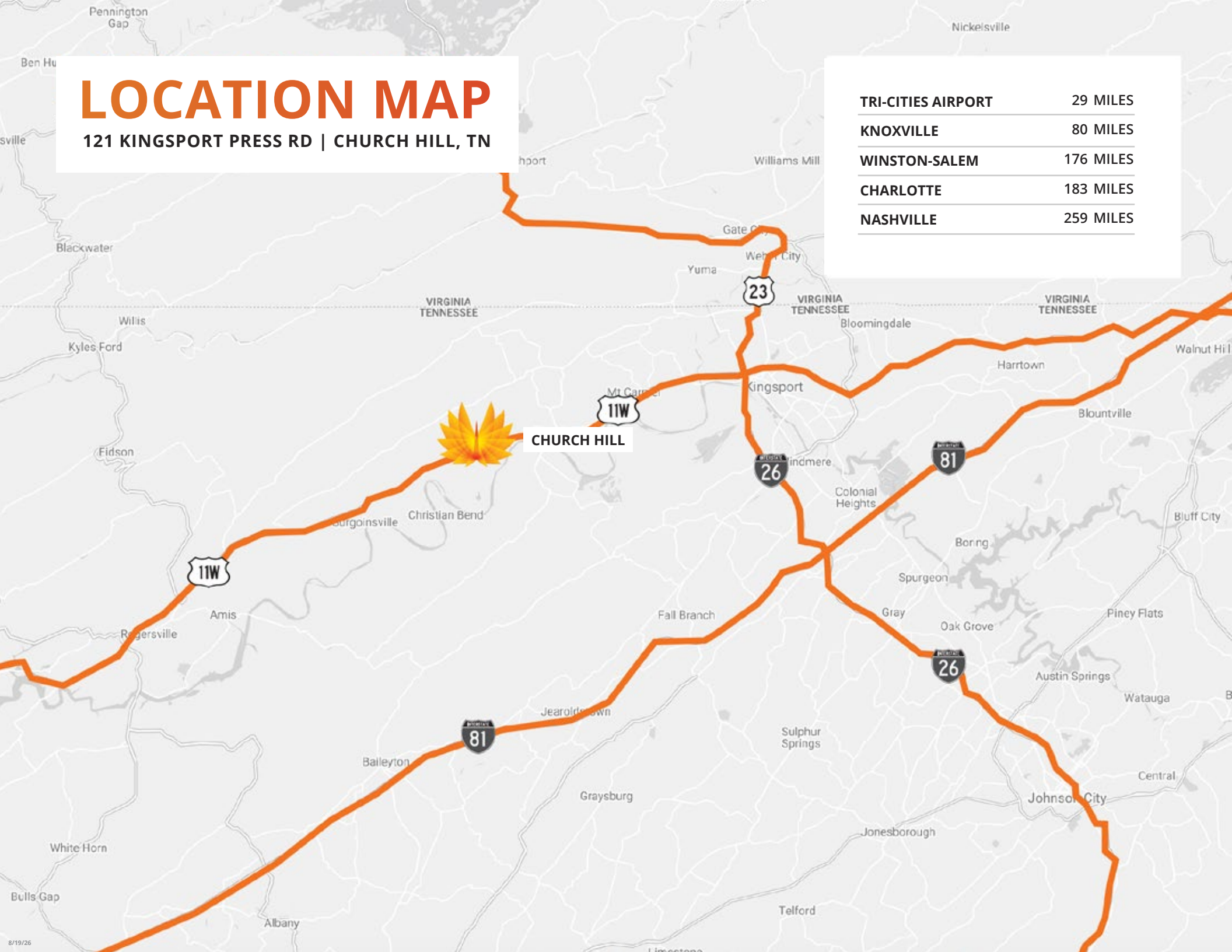


BUILDING 1

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



CHURCH HILL