



FOR LEASE

121 KINGSPORT PRESS RD

241,046 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

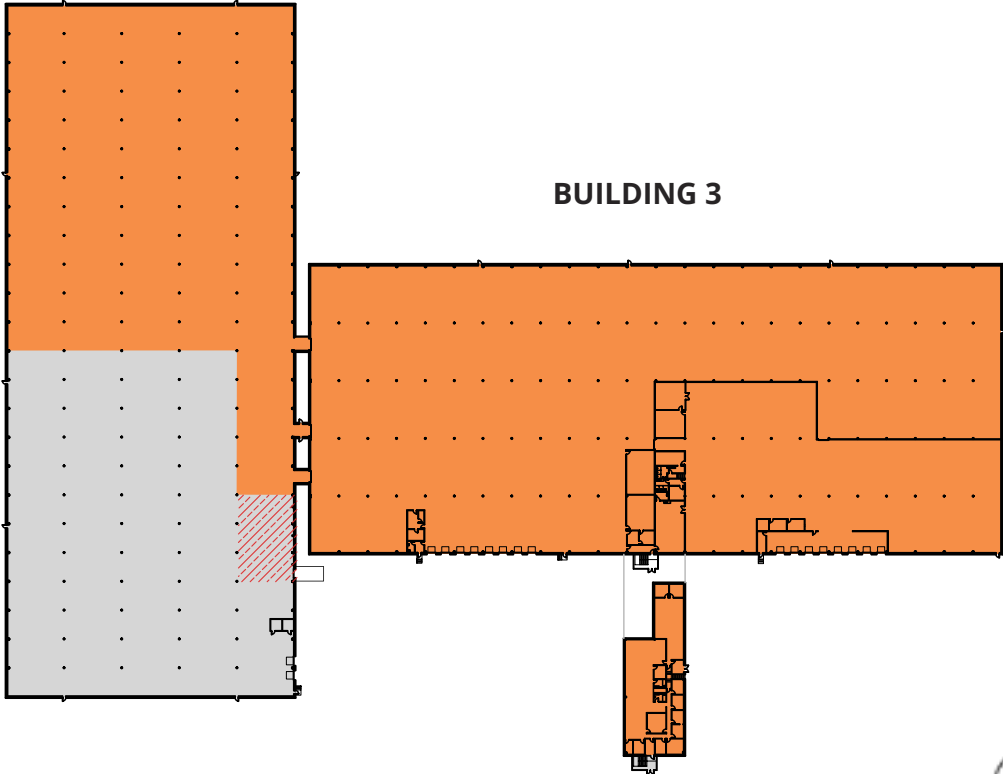
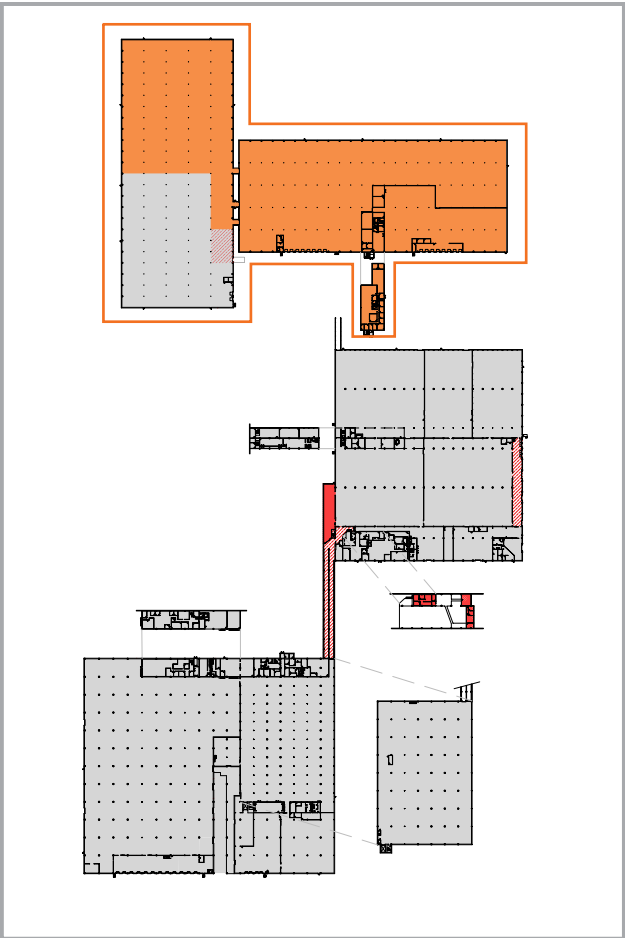
AVAILABLE SPACE	241,046 SF (Available 11/1/2026)
DOCK DOORS	16
DRIVE-IN DOORS	1
CLEAR HEIGHT	18' - 22'
COLUMN WIDTH/DEPTH	25' x 48'
ROOF	Built-Up & Rubber Membrane
WALLS	Masonry & Metal
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1968 - 1975
YEAR RENOVATED	2006 - 2007
FIRE SUPPRESSION	100% Wet
LIGHTING	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



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

