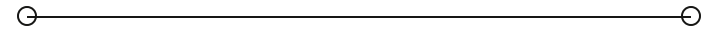


OFFERING MEMORANDUM

15,313 SF
Flex/Cold Storage in
Johnson City, TN

4521 BRISTOL HWY

Johnson City, TN 37601



PRESENTED BY:

TAYLOR DURAND

O: 865.776.5662

taylor.durand@svn.com

MATTHEW STROTHER

O: 865.309.6272

matthew.strother@svn.com





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SECTION 1
Property
Information

PROPERTY SUMMARY



SALE PRICE	\$1,595,000
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OFFERING SUMMARY

BUILDING SIZE:	15,313 SF
LOT SIZE:	1.31 Acres
PRICE / SF:	\$104.16
YEAR BUILT:	1984
RENOVATED:	2007
ZONING:	PB
MARKET:	Johnson City

PROPERTY OVERVIEW

Located in the Tri Cities, TN MSA, this property features 15,313 SF of Flex space/Cold Storage and a highly visible location. The property includes 4,200 SF of cold storage within the warehouse, a 4,000 SF office, and a 7,113 SF warehouse with excellent access and 14-24' clear heights. Located in a prime Retail corridor, this property benefits from a daily traffic count of over 25,000 cars per day. The current owner is open to a 5-year leaseback.

PROPERTY HIGHLIGHTS

- 4,200 SF Cold Storage
- 4,000 SF Office
- 1 dock door & 3 drive-in doors
- 14'-24' clear heights
- 25,000 per day traffic count
- 5-year leaseback option

COMPLETE HIGHLIGHTS



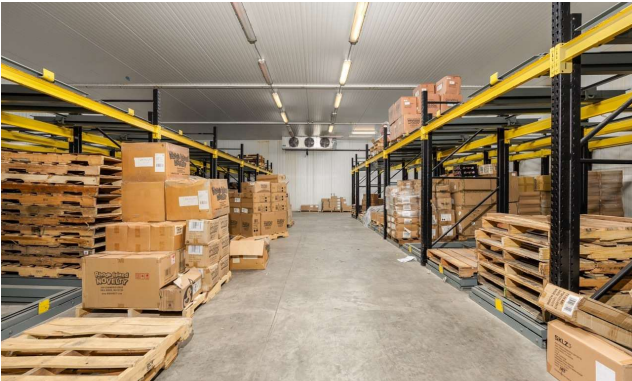
LOCATION INFORMATION

BUILDING NAME	15,313 SF Flex/Cold Storage in Johnson City, TN
STREET ADDRESS	4521 Bristol Hwy
CITY, STATE, ZIP	Johnson City, TN 37601
COUNTY	Sullivan County
MARKET	Johnson City
SUB-MARKET	Piney Flats
CROSS-STREETS	Bristol Hwy and Edgefield Road

BUILDING INFORMATION

OCCUPANCY %	0.0%
TENANCY	Single
CEILING HEIGHT	24 ft
MINIMUM CEILING HEIGHT	14 ft
OFFICE SPACE	4,000 SF
NUMBER OF FLOORS	1
YEAR BUILT	1984
YEAR LAST RENOVATED	2007
FREE STANDING	Yes

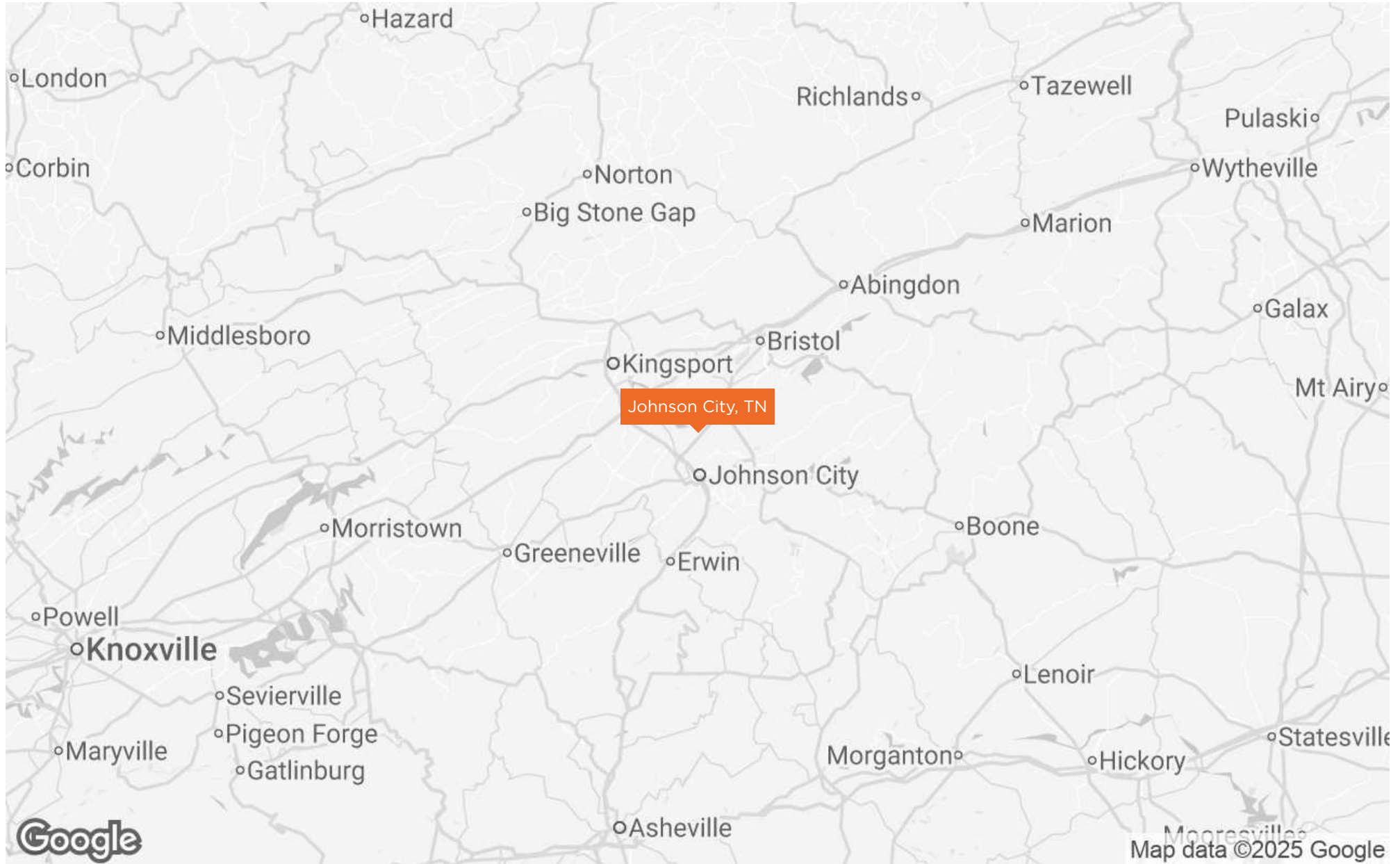
ADDITIONAL PHOTOS



LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

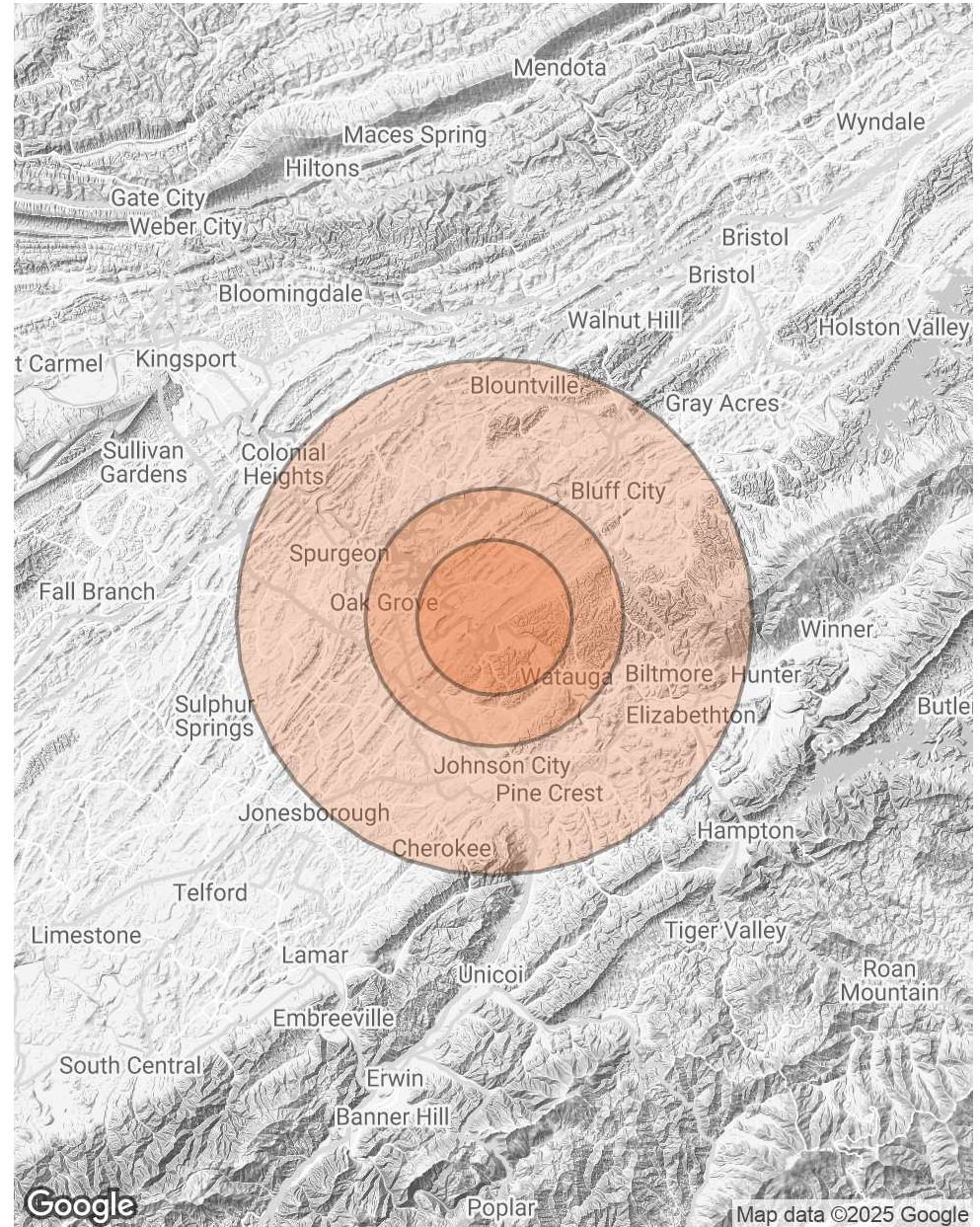
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,276	41,026	176,744
AVERAGE AGE	43	44	43
AVERAGE AGE (MALE)	42	43	42
AVERAGE AGE (FEMALE)	44	45	43

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,752	18,113	74,685
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$119,990	\$104,839	\$89,375
AVERAGE HOUSE VALUE	\$359,097	\$321,662	\$290,388

Demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PRESENTED BY:

Taylor Durand

O: 865.776.5662
taylor.durand@svn.com

Matthew Strother

O: 865.309.6272
matthew.strother@svn.com

