FOUND ON WWW.BRPHOMES.COM

# 1913 West State Street, Bristol, VA 24201

**$5,100,000** · MLS #9980506 · www.brphomes.com/mls/9980506




| 62,574 | 1949 | 4.1 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Lease
**Status:** Active
**Year Built:** 1949
**Lot Acreage:** 4.1
**City Taxes:** $18,421
**County Taxes:** $0

## Description

Former Coca-Cola Bottling and Distribution center, is an excellent location that has high traffic, & is about 0.6 miles from the Hard Rock Café Casino in Bristol and about 1.0 mile to Interstate I81. It is also very convenient to I26, (great for heading North, South, East or West). The building has a professional presence and is an iconic facility for the region. The space has multiple office space options (over 8,000 ft2 of office space), break room, and multiple restrooms that could be occupied with minimal effort. There is key card access to the gates, exterior and interior doors (particularly office space), gated parking ,secured fencing for most of the perimeter, & security monitoring. It is a phenomenal location and property! Rebuild estimates exceed $20-$25 million to recreate this property. This property would be ideal for multi-tenant use, large manufacturing, light industrial, multi-tenant retail, storage, restaurant, warehousing, entertainment, conversion to residential, storefront with warehousing/distribution, etc.
There is large truck Repair Shop with 5 roll-up doors, 3 Tractor Trailer Docks, 5 Large Drive-through Doors, 13-18 foot and 22 foot Ceilings Clearances in the warehouse. There are gas space heaters in the warehouse. Both Tier I and Tier II Environmentals and Asbestos studies avail. Situated on 4.1 acres in an Opportunity Zone which offers many financial benefits. Very well maintained. multi-parcel site) included additional parcel IDs that MLS field limited. (also 34-2-F-9A, 34-3-26F, 34-3-26H). Secured fencing at the rear of the facility & abundant parking on 3 sides. High speed fiber, optimal power and water supply (excess of 2400 amp service and 2400 more available on site. Freight Elevator, Space for load/unload tractor trailer INSIDE the building. The features are too great to list in the limited listing

space.
All info is assumed valid and correct.
Buyer and Buyer agent to verify all info.

## Features & Amenities

**INTERIOR**

Basement • Central Air • Elevator • Exterior Lights • Fire Alarm • Fire Sprinkler System • Freight Elevator • Garage Bay(s) • Heat Pump • Inside Storage • Lighting-Fluorescent • Lighting-Incandescent • Loading Dock(s) • Overhead Doors • Space Heater Heating

**EXTERIOR**

Brick Exterior • City Street • Composition Roof • Concrete Exterior • Finished Lot(s) • Rubber Roof

**OTHER**

220 Volts • 440 Volts • Above Average Condition • Cable Connected • Distribution • Electricity Connected • Environmental Studies • Floor Plan • Industrial • Leases • Manufacturing • Natural Gas Connected • Phase 1 Environ Audit • Phase 2 Environ Audit • Phase 3 • Phone Available • Public Sewer • Public Water • Retail • Sewer Connected • Underground Utilities • Water Connected

Listing courtesy of Hurd Realty, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9980506