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250 Commonwealth Avenue, Bristol, VA 24201

$17,500 · MLS #9980531 · www.brphomes.com/mls/9980531



22,000	1973	2.1
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1973
Lot Acreage: 2.1
City Taxes: $7,761
County Taxes: $0

Description

FOR LEASE!
Fabulous opportunity to lease up to 32,000 ft2 of prime real estate. This exceptional property offers of versatile space that has been used as an elite softball/baseball training athletic facility for the last 9 years. Continue/expand the current use or repurpose to warehouse, distribution, manufacturing, retail, etc. in the heart of Bristol, Virginia. Centrally located on 2+ acres, the building's modern infrastructure and recent upgrades (new roof, LED lighting, and over 48 skylights) create an ideal canvas for a multitude of uses.
The existing state-of-the-art turf athletic facility, the space includes amenities such as two regulation high school-size softball fields, multiple batting cages, a basketball/volleyball court, training areas, a conference/gathering room, and full restroom facilities. Additional features include key-code access to perimeter doors and a comprehensive closed-circuit security system.
Located less than one mile from the new HardRock Casino and Hotel and only one block from historical State Street this property enjoys unbeatable visibility and high traffic. Bristol proudly carries its heritage as the Birthplace of Country Music and is home to celebrated attractions including the Bristol Motor Speedway and the annual Bristol Rhythm & Roots Reunion, which attracts hundreds of thousands of visitors each year. The strategic proximity to Interstate 81 not only ensures excellent access for employees and customers but also enhances employment recruiting and operational efficiency.
Whether you're looking to expand your business, launch a new venture, or develop a multi-use facility incorporating storage, retail, dining, gaming, or entertainment, this Bristol property offers limitless possibilities. Position your business where history meets opportunity in one of the region's most vibrant downtown districts.

Leases are Net, Net, Net plus Utilities.
All information is intended to be factual. Lessee and Lessee's representative to verify all information

Features & Amenities

INTERIOR

Ceiling Fan(s) • Fire Alarm • Handicap Access • Inside Storage • Lighting-Fluorescent • Loading Dock(s) • Natural Gas Heating • Overhead Doors • Security System • Smoke Detector(s)

EXTERIOR

Aluminum Siding Exterior • Block Exterior • City Street • Rubber Roof

OTHER

220 Volts • Above Average Condition • Building Plan • Distribution • Electricity Connected • Environmental Studies • For Lease • Industrial • Manufacturing • Natural Gas Connected • Phase 1 Environ Audit • Phase 2 Environ Audit • Phase 3 • Phone Available • Public Sewer • Public Water • Sewer Connected

Listing courtesy of Hurd Realty, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9980531