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3377 East Stone Drive, Kingsport, TN 37660

$375,000 · MLS #9993788 · www.brphomes.com/mls/9993788



5,000	1987	0.84
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1987
Lot Acreage: 0.84
City Taxes: $1,512.25
County Taxes: $1,454.19

Description

Positioned in one of Kingsport's most visible commercial corridors, 3377 East Stone Drive offers a prime investment opportunity with immediate income and long-term upside.

This ±5,000 SF steel-frame warehouse is currently leased to a collision repair operator under a 2-year lease generating $30,000 annually, with the tenant responsible for utilities--providing a strong, low-maintenance income stream from day one. Constructed with durable crimped steel siding and a metal roof, the building is well-suited for continued automotive use or a wide range of industrial applications.

The property sits on a level, fully fenced lot along busy Highway 11W (East Stone Drive), benefiting from exceptional visibility and a daily traffic count of approximately 22,500 vehicles. Zoned M1R, the site allows for a variety of light industrial and manufacturing uses, making it attractive for both investors and owner-users.

Key features include three 12' x 12' roll-up doors for efficient access, 16' ceiling height, and ample outdoor storage space--ideal for vehicle storage or equipment staging. The property is serviced by public water and sewer and is located within the Kingsport city limits, ensuring ease of operations and accessibility.

With its strategic location, stable income, and flexible zoning, this property represents a compelling opportunity in a high-demand industrial corridor.

Features & Amenities

INTERIOR

Electric Heating • Garage Bay(s) • Pole Sign • Security Fence • Security System • Wall Unit(s)

EXTERIOR

Highway • Metal Roof • Metal Siding Exterior

OTHER

Auto Dealer • Auto Repair-Specialty • Auto Service • Average Condition • Electricity Connected • Flood Zone Easements • Phase 3 • Public Sewer • Public Water • Right of Way Restrictions • Sewer Connected • Survey • Truck Garage • Water Connected

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

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