249 Neal Drive, Blountville, TN 37617

$8 · MLS #9995442 · www.brphomes.com/mls/9995442



6,756	1981	0.62
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1981
Lot Acreage: 0.62
City Taxes: $0
County Taxes: $1,980.64

Description

Looking for a versatile commercial building in the heart of the Tri-Cities? Don't miss this one!

Strategically positioned just off Exit 69 on I-81, this highly functional commercial property offers over 6,700+ sqft of flexible space designed to accommodate a wide variety of business uses. Combining office, classroom, and warehouse components all under one roof, this property delivers the kind of versatility that's becoming harder and harder to find in

today's market.

Featuring a highly efficient one-level layout, the building offers a blend of private offices, conference rooms, classroom-style spaces, warehouse area with roll-up door access, multiple exterior entry points, and four individual bathrooms; creating an ideal setup for owner-users, growing companies, training facilities, contractors, distribution, light manufacturing, service businesses, and more. One of the conference spaces also includes a kitchenette, adding even more functionality for staff and day-to-day operations.

Highlighted with M1 zoning, this flexible property also presents incredible upside for tenants needing room to grow, as the layout easily lends itself to dividing the building into 2-4 separate units with multiple private entrances already in place.

Beyond the layout and location, the property has also seen major capital improvements including roof replacement within the last 8 years and updated HVAC systems within the last 5 years; helping provide peace of mind for future tenants.

Conveniently located with quick interstate access, this property allows for easy connectivity throughout the entire Tri-Cities region while still offering the privacy and functionality businesses are searching for.

Whether you're looking to start, expand, or relocate your business, opportunities like this do not come available often. Priced at $4,500/month or approximately $8/ft base rent, this versatile commercial space will not last long. Call today to schedule your private showing!

All information contained herein is gathered from third-party sources, tax records, homeowner, and is subject to buyer and buyer's agent verification.

Features & Amenities

INTERIOR

Central Air • Central Heating • Delivery Doors • Exterior Lights • Fire Alarm • Forced Air Heating • Garage Bay(s) • Handicap Access • Handicap Facilities • Heat Pump • Inside Storage • Lighting-Fluorescent • Refrigerator • Smoke Detector(s) • Zoned

EXTERIOR

Block Exterior • Dedicated • Infrastructure In • Rolled/Hot Mop Roof • Stucco Exterior

OTHER

Above Average Condition • Aerial • Building Trade • Distribution • For Lease • Manufacturing • Professional Service • Public Sewer • Public Water

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9995442