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2717 East Stone Drive, Kingsport, TN 37660

$14 · MLS #9996130 · www.brphomes.com/mls/9996130



2008	0.97
YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 2008
Lot Acreage: 0.97
City Taxes: $6,241.09
County Taxes: $7,515.04

Listing courtesy of Real Broker · MLS #9996130 · Generated November 9, 2026
Information deemed reliable but not guaranteed.

Description

FOR LEASE ONLY. Freestanding COMMERCIAL BUILDING constructed in 2008 and maintained in excellent condition, ideally located on highly traveled East Stone Drive directly across from the Kingsport Pavilion. This HIGH VISIBILITY location sees approximately 27,000 cars pass daily, offering exceptional exposure for your business.

The available lease space consists of approximately 3,000 SQ FT located in the rear portion of the building, while the front portion is currently leased. Designed with functionality and flexibility in mind, the property features slab-on-grade construction, masonry walls, steel truss framing, TWO ROLL-UP GARAGE DOORS, impressive 20 FT CEILINGS and FULL HEATING & COOLING throughout the space.

The owner is willing to make building modifications for a qualified long-term tenant, creating an outstanding opportunity to customize the space to fit your operational needs. Ample parking is available with approximately 11,000 SQ FT of asphalt paving plus an additional 4,000 SQ FT designated for walkways.

Ideal for warehouse, contractor, distribution, showroom or light industrial use with convenient access, strong traffic counts and outstanding commercial presence. Lease rate is $14.4/SQ FT annually, NNN, with negotiable lease terms.

Features & Amenities

INTERIOR

Delivery Doors • Dumpster • Exterior Lights • Garage Bay(s) • Heat Pump • Inside Storage • Outside Storage • Overhead Doors • Pole Sign

EXTERIOR

Block Exterior • City Street • Composition Roof • Finished Lot(s) • Infrastructure In • Rubber Roof

OTHER

220 Volts • Average Condition • Building Trade • Deed Restrictions • Electricity Available • Floor Plan • For Lease • Manufacturing • Phase 3 • Public Sewer • Public Water • Sewer Available • Showroom • Topo Map • Traffic • Water Connected • Wholesale

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