

117 East King Street, Johnson City, TN 37601

\$8 · MLS #9999966 · www.brphomes.com/mls/9999966



42,460
SQ FT

1930
YEAR BUILT

1.5
ACRES

Property Facts

Property Type: Commercial Lease

Status: Active

Year Built: 1930

Lot Acreage: 1.5

City Taxes: \$4,924.55

County Taxes: \$6,108.80

Description

Downtown Johnson City, TN (42,000 SF Warehouse)

Size & Use: Approximately **42,000 square feet warehouse located in downtown Johnson City, Tennessee.

Layout & Access:** Warehouse designed for storage and distribution with efficient operating flow.

Transportation Options: **Rail service can be added to enhance freight/logistics capability.

Utilities & Mechanical Systems

Electrical Service: **1,600 amp service with 3-phase, 208V power.
Gas Heat: **Gas heat for cost-effective heating.
Air Conditioning: **A/C available.
Zoned HVAC: HVAC is **zoned for improved comfort and efficiency.
Fire Protection: **Fire alarm and sprinkler system.
Grease Trap: **1,000+ grease trap capacity.
Dock/Interior Height
Dock Doors: **8 dock doors for loading and receiving.
Clear Height: **22' clear height for versatile storage and racking.
Roof & Building Envelope

Vinyl Roof: **All-vinyl roof, approximately 11 years old.

Features & Amenities

INTERIOR

Central Air • Exterior Lights • Fire Alarm • Fire Sprinkler System • Natural Gas Heating • Overhead Doors

EXTERIOR

Brick Exterior • City Street

OTHER

Above Average Condition • Building Plan • Cable Connected • Electricity Connected • Floor Plan • For Lease • Natural Gas Connected • Phase 3 • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Weichert Realtors Saxon Clark KPT



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