808 North Lynn Avenue, Elizabethton, TN 37643

$9,650 · MLS #10003398 · www.brphomes.com/mls/10003398



3,180	1972	1.65
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Lease
Status: Active
Year Built: 1972
Lot Acreage: 1.65
City Taxes: $1,274.38
County Taxes: $1,596.63

Description

FOR LEASE | 808 N Lynn Ave. Elizabethton TN - **"Five-Building Industrial Complex - Lease Separately or Together - Secure Tractor-Trailer Access & Outdoor Storage."**

808 N. Lynn Avenue | Elizabethton, Tennessee

Flexible Warehouse, Manufacturing, Distribution, Office & Storage Facilities | M-1 Zoning | Excellent Highway Visibility | Tractor-Trailer Access

PRIME COMMERCIAL & INDUSTRIAL LEASING OPPORTUNITY! Strategically located near the intersection of

Highway 19E and East Mill Street in Elizabethton, Tennessee, this versatile five-building commercial and industrial complex offers approximately **11,580 square feet of combined space**, with flexible leasing options to accommodate a wide range of business operations. Situated at a traffic-signal-controlled intersection, the property provides excellent accessibility, prominent highway visibility, and convenient access for commercial vehicles and tractor-trailers.

FLEXIBLE LEASING OPTIONS - FIVE SEPARATE BUILDINGS!

The property features three warehouse/industrial buildings and two office/storage buildings, available for lease individually or in combination. Whether your business requires manufacturing space, distribution facilities, equipment storage, administrative offices, or a combination of uses, this property offers the flexibility to accommodate your operational needs.

Three warehouse buildings provide generous ceiling heights ranging from 18 to 27 feet, suitable for heavy equipment, manufacturing operations, warehousing, and industrial storage. Drive-in access and loading dock facilities with dock levelers are available, with shared loading dock access offered to tenants throughout the complex.

Two additional buildings provide functional office and light storage accommodations, ideal for contractors, service companies, administrative operations, and businesses requiring a combination of office and storage space.

EXCEPTIONAL SITE ACCESS, SECURITY & OUTDOOR STORAGE!

The property features paved, level access designed to accommodate tractor-trailers and commercial equipment. Two secured entry gates, measuring 20 feet and 18 feet wide, provide convenient access to the fully fenced complex. Additional security features include keypad-controlled entry and nighttime lighting.

Ample acreage provides opportunities for outdoor equipment storage and designated lay-down areas for building tenants. The owner also offers **tractor-trailer parking on a daily, weekly, or monthly basis**, providing an attractive option for transportation companies, fleet operators, and logistics businesses.

A public parking area along Highway 19E provides convenient customer access and outstanding visibility for businesses seeking a prominent commercial location.

INDUSTRIAL UTILITIES & INFRASTRUCTURE

The complex is served by public water and public sewer, with multiple electrical power sources, including three-phase power, supporting a variety of commercial and industrial operations. The owner is receptive to tenant-specific buildouts, remodeling, and improvements to accommodate individual business requirements, subject to mutually agreed terms.

M-1 ZONING - DIVERSE BUSINESS OPPORTUNITIES

The property's M-1 zoning accommodates a broad range of potential commercial and light industrial uses, including:

- Light manufacturing, fabrication, welding, and precision machining
- Assembly, packaging, and production operations
- General warehousing, inventory storage, and distribution
- Shipping, receiving, wholesale, and industrial supply
- Construction company offices and equipment storage
- Vehicle repair, fleet maintenance, and equipment servicing
- Building material storage and contractor operations

Additional uses may be considered subject to applicable zoning regulations and approval by the appropriate zoning authority. **Metal salvage operations are expressly prohibited.**

AVAILABLE BUILDINGS & MONTHLY LEASE RATES

Features & Amenities

INTERIOR

Additional Building(s) • Electric Heating • Exterior Lights • Garage Bay(s) • Loading Dock(s) • Outside Storage • Security Fence • Wall Unit(s)

EXTERIOR

Block Exterior • City Street • Highway • Infrastructure In • Metal Roof • Metal Siding Exterior

OTHER

220 Volts • 440 Volts • Auto Repair-Specialty • Average Condition • Cable Available • Deed Restrictions • Distribution • Electricity Connected • For Lease • Industrial • Manufacturing • Phase 3 • Public Sewer • Public Water • Sewer Connected • Survey • Water Connected

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003398