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# 10384 Wallace Alley Street, Kingsport, TN 37663

**$1,195,000** · MLS #9991892 · brphomes.com/mls/9991892




| 8,000 | 1996 | 1.35 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 1996
**Lot Acreage:** 1.35
**City Taxes:** $3,675.97
**County Taxes:** $3,534.83

## Description

Looking for a turn-key investment in the heart of the Tri-Cities? Don't miss this one!

Offering 8,000± square feet of industrial space, this property is secured by a NNN lease with Trane U.S. Inc., a nationally recognized HVAC leader with over 15 years of operating history at this location.

Currently delivering approximately $75,600-$79,360 in annual NOI, this corporate-backed lease runs through August 2028, providing stable income with built-in rental growth and renewal potential.

Zoned MX (Mixed Use), this flexible zoning designation allows for a wide range of industrial, distribution, logistics, and service-based uses-- creating long-term adaptability and value beyond the current tenancy.

Strategically positioned in the Wallace Alley industrial corridor near the Tri-Cities Airport with convenient access to I-81, this centralized location supports efficient regional service routes, distribution operations, and light industrial users alike.

Whether you're an investor seeking predictable cash flow, a 1031 buyer looking to secure credit-backed income, or an operator planning for future occupancy, this asset offers flexibility, functionality, and long-term positioning in one of the region's most accessible industrial pockets. Priced to sell, this property will not last long at $1.195- call today to schedule your appointment! All information contained herein is collected from third party sources and is believed to be accurate but is also subject to buyer or buyers agent verification.

## Features & Amenities

**INTERIOR**

Heat Pump

**EXTERIOR**

Block Exterior • City Street • Infrastructure In • Metal Roof

**OTHER**

Above Average Condition • Distribution • Electricity Connected • Fee Simple • Floor Plan • Leases • Manufacturing • Natural Gas Connected • Plat • Profit/Loss Statement • Public Sewer • Public Water • Sewer Connected • Survey • Water Connected

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
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