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117 East King Street, Johnson City, TN 37601

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42,460	1930	1.5
SQ FT	YEAR BUILT	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

SCAN TO VIEW ONLINE
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