

# Traco Property

## 1044 Fordtown Road, Kingsport, TN 37662-3210



Listing ID:	1782201
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Free-Standing, Industrial-Business Park
Gross Land Area:	6.62 Acres
Sale Price:	\$2,800,000
Unit Price:	\$29.78 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Kingsport-Bristol
County:	Sullivan
Loading:	13 Docks
Ceiling:	23 ft. Clear
Office SF:	10,520 SF
Drive-In Bays:	2 Bays
Tax ID/APN:	082 120 00350 000 2017
Zoning:	INDUSTRIAL
Property Use Type:	Vacant/Owner-User, Business
Building/Unit Size (RSF):	94,020 SF
Road Type:	Highway
Highway Access:	The property is located at the junction of I-26 and I-81.
Tenancy:	Single Tenant
Year Built:	1986
Parking Ratio:	1.3 (per 1000 SF)
Parking Type:	Surface



### Overview/Comments

The property consists of two story offices and manufacturing/distribution space. Ideal for light manufacturing. Located at the intersection of I81 and I26, the property has heavy power.