



**FOR LEASE**

**121 KINGSPORT PRESS RD**

**285,191 SF**

**CHURCH HILL, TN**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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# PROPERTY HIGHLIGHTS



**IMMEDIATE ACCESS  
TO HIGHWAY 11W**



**MINUTES TO  
I-81 AND I-26**



**FULLY FENCED WITH  
GUARD HOUSE**



**NORFOLK SOUTHERN  
RAIL SPURS**



# PROPERTY DETAILS

121 KINGSPORT PRESS RD | CHURCH HILL, TN

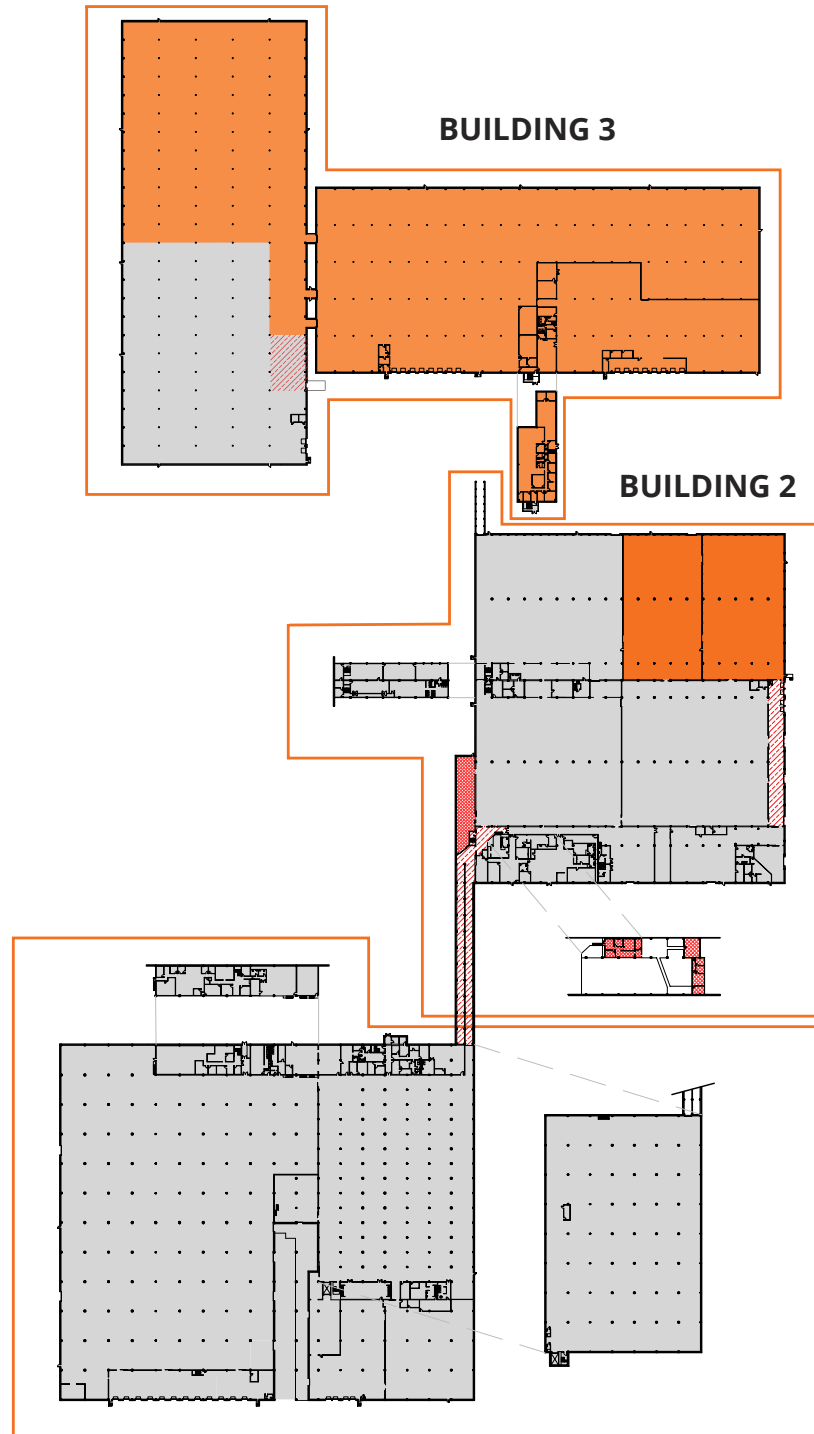
AVAILABLE SPACE	44,145 SF (Available 8/1/2026) 241,046 SF (Available 11/1/2026)
DOCK DOORS	18
DRIVE-IN DOORS	1
CLEAR HEIGHT	18' - 35'
COLUMN WIDTH/DEPTH	22' x 87'   25' x 48'
ROOF	Built-Up & Rubber Membrane
WALLS	Masonry & Metal
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1968 - 1975
YEAR RENOVATED	2006 - 2007
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent & Incandescent
POWER	Heavy
PARKING	500 Surface Spaces
LAND AREA	87.19 Acres
ZONING	R-1 Low Density Residential District
PARCEL ID	042 113.00   042 113.02
RAIL ACCESS	Two Norfolk Southern Spurs



# SITE PLAN

121 KINGSPORT PRESS RD | CHURCH HILL, TN

BUILDING	SQUARE FEET
2	44,145 SF
3	241,046 SF
<b>TOTAL</b>	<b>285,191 SF</b>

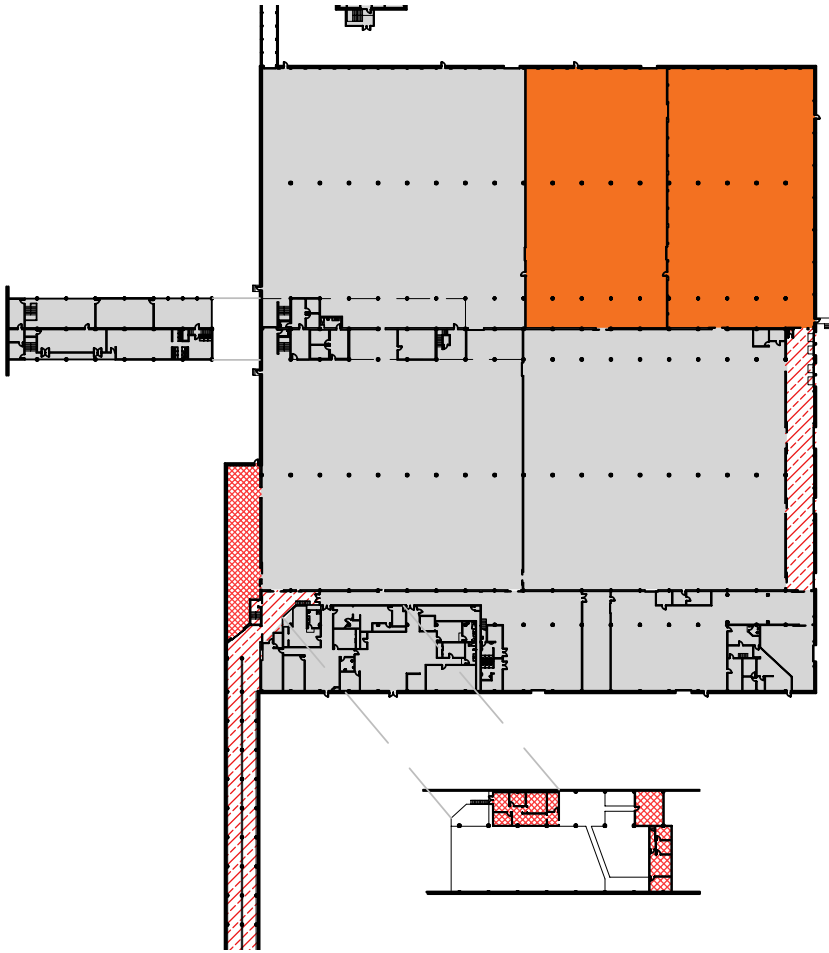
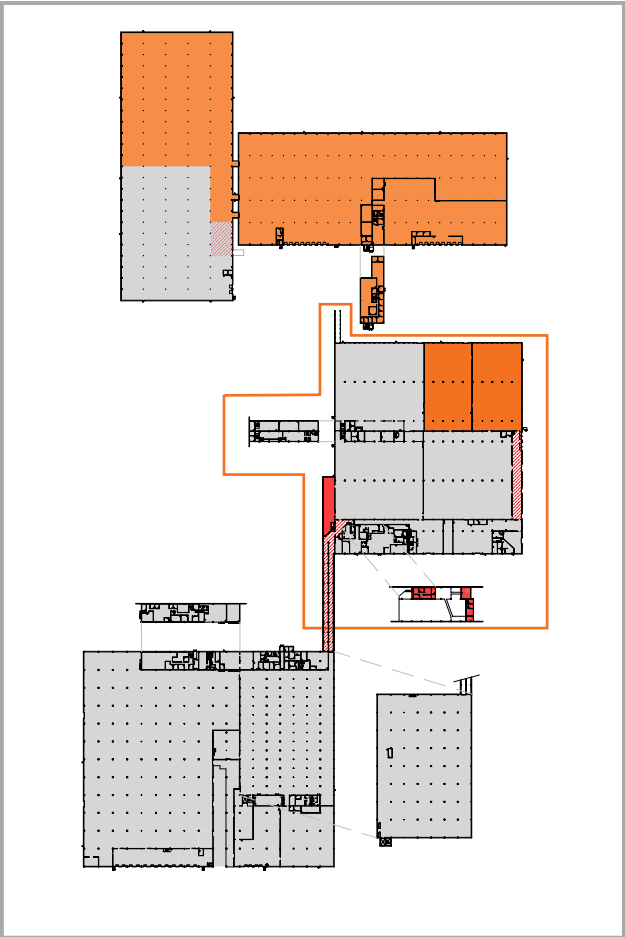


# FLOOR PLAN

121 KINGSPORT PRESS RD | CHURCH HILL, TN

SPACE DESIGNATION	AVAILABLE	DOCK DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	SQUARE FEET
WAREHOUSE	8/1/2026	2	1	25'	44,145 SF
<b>TOTAL</b>					<b>44,145 SF</b>

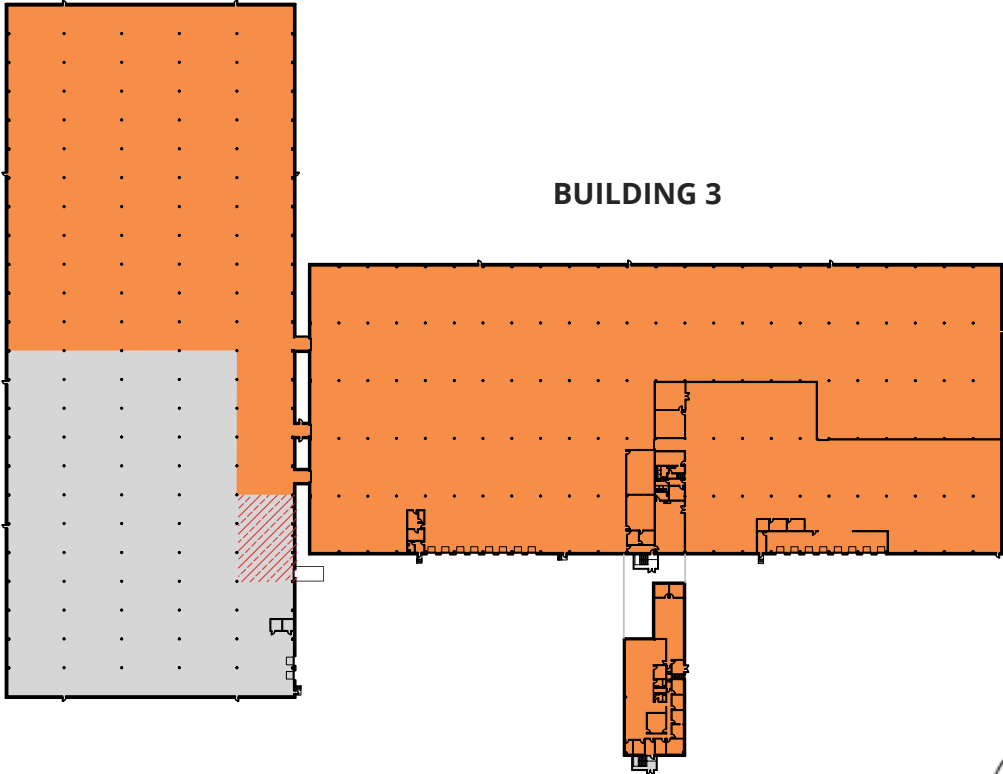
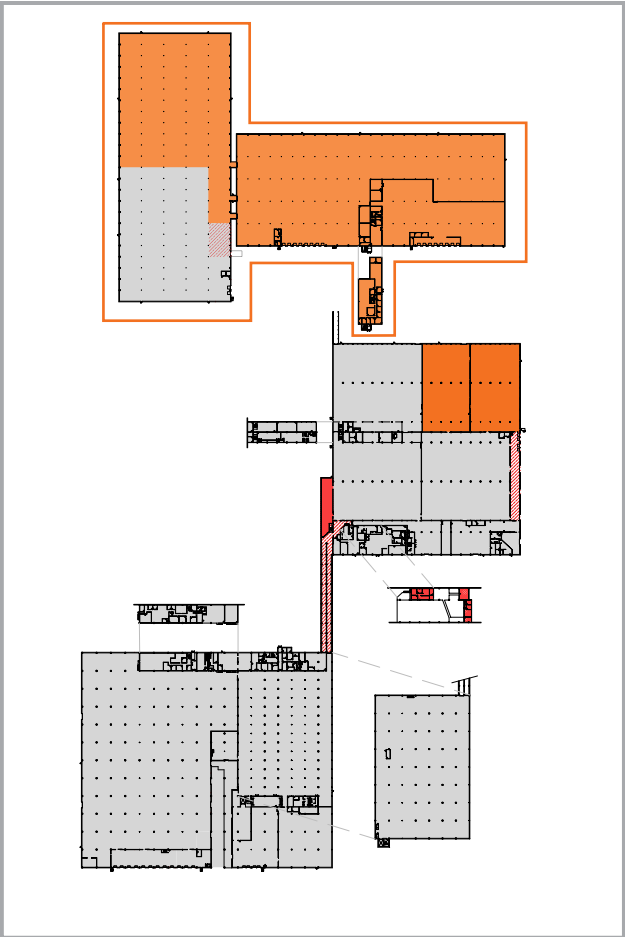
BUILDING 2



# FLOOR PLAN

121 KINGSPORT PRESS RD | CHURCH HILL, TN

SPACE DESIGNATION	AVAILABLE	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
WAREHOUSE	11/1/2026	16	18' - 22'	241,046 SF
<b>TOTAL</b>				<b>241,046 SF</b>



# LOCATION MAP

121 KINGSPORT PRESS RD | CHURCH HILL, TN

TRI-CITIES AIRPORT	29 MILES
KNOXVILLE	80 MILES
WINSTON-SALEM	176 MILES
CHARLOTTE	183 MILES
NASHVILLE	259 MILES

