

Owner-User Opportunity For Sale

Industrial Property

24,900 SF | 5.85 Ac | \$1,790,000



498 Industrial Dr
Bristol, TN 37620

Property Highlights

- New roof in 2020
- Production warehouse ~115 x 100' footprint with 11' clearance at eave, 13' at ridge
- LED lighting fully climate controlled adjoins rear warehouse
- Rear warehouse ~100' x 50' footprint with 16'8" clearance halogen lighting radiant heat
- Almost 9,000 SF nicely finished office with lobby, private offices, conference room, training rooms
- 1 dock with leveler 2 drive-in doors, excess parking and yard space, located in Opportunity Zone

For more information

Sam Tate, CCIM

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Ryan McElveen, MBA

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OFFERING SUMMARY

Sale Price	\$1,790,000
Building Size	24,900 SF
Year Built	1998
Lot Size	5.85 Acres
Zoning	M-2 General Industrial
Power	3-Phase 480y/277 1200amp

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	52,112	\$60,415
10 Miles	87,938	\$64,356
Tri-Cities CSA	592,913	\$54,392

[VIEW PROPERTY VIDEO](#)

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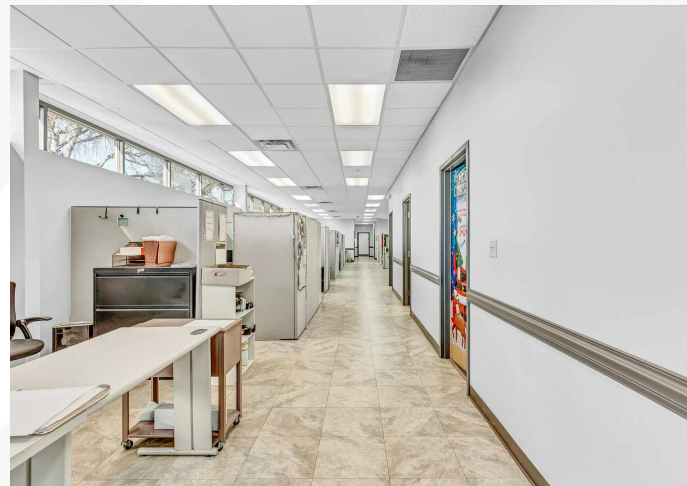
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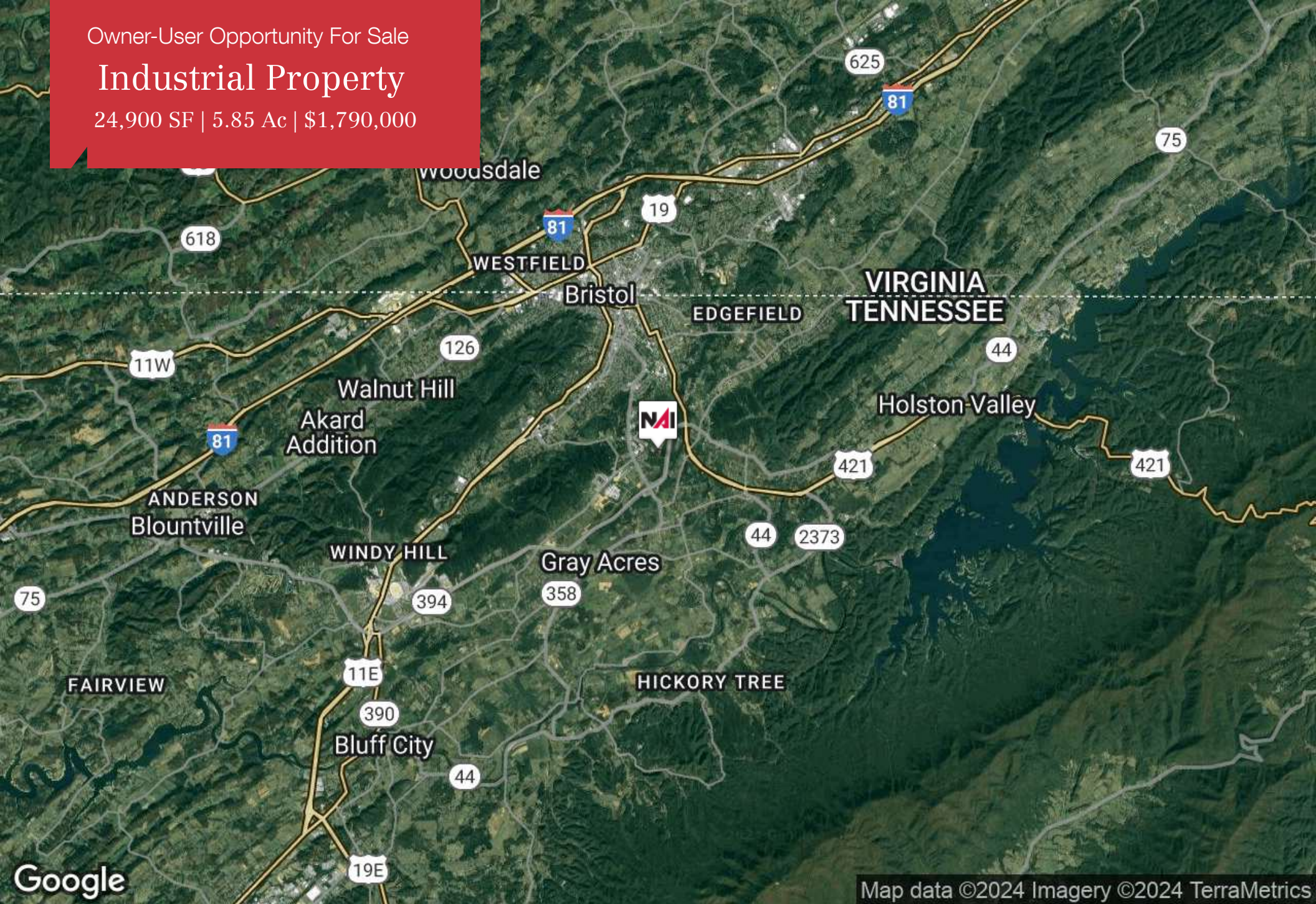
Floorplan



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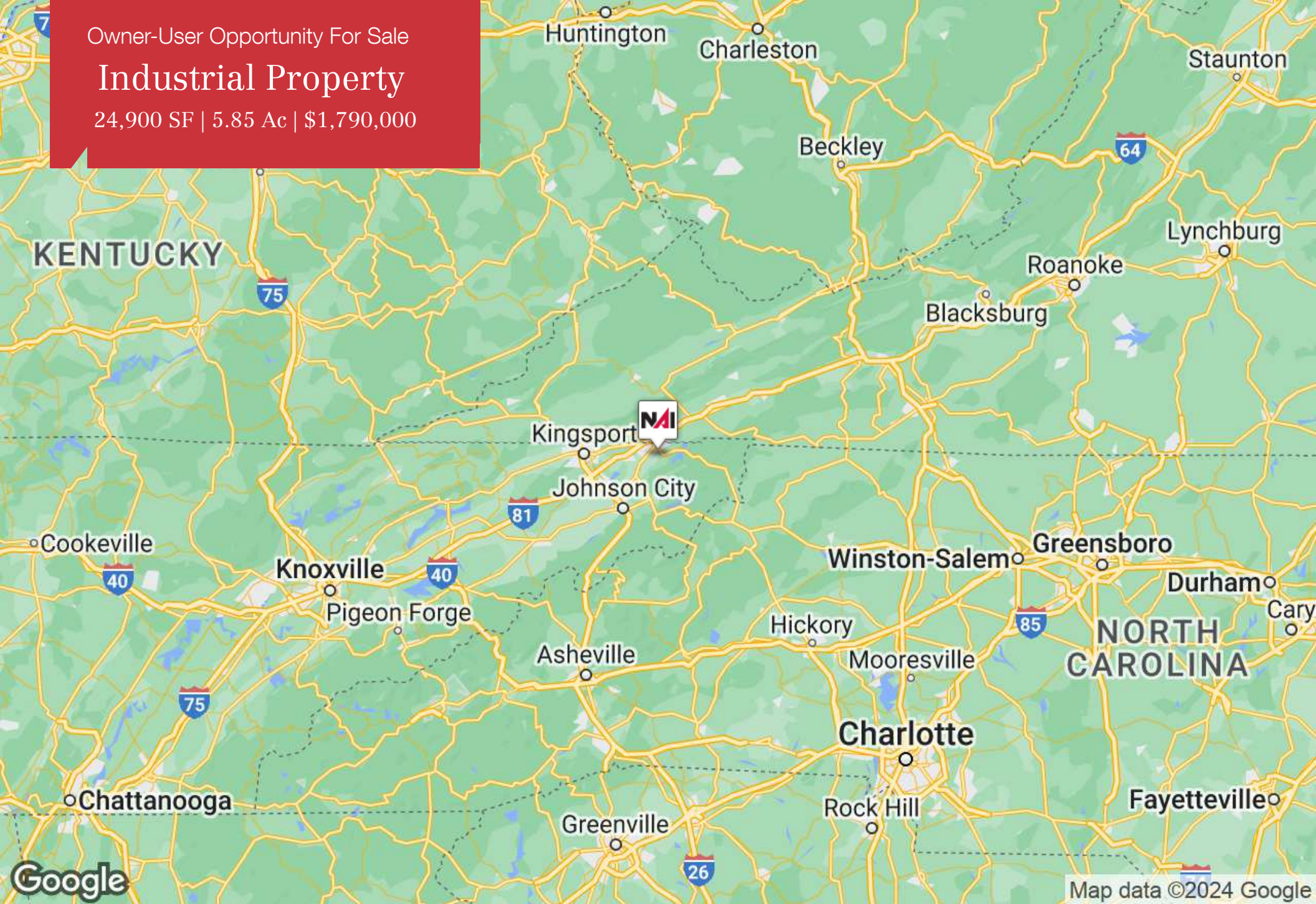
Google

Map data ©2024 Imagery ©2024 TerraMetrics

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SAM TATE, CCIM

Senior Advisor

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TN #207699

PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of East TN CCIM.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Friehtliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981

CCIM Institute, Certified Commercial Investment Member

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400

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RYAN MCELVEEN, MBA

Advisor

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CalDRE #01850467

PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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