

# Light Manufacturing Site

**Borla Commerce Park  
3000 Bill Garland Road  
Johnson City, TN**

Former Epic Technology  
Facility with leasing space up  
to 40,000 sf in each of two  
individual modules

**TCI  
GROUP**

**TCI GROUP - JERRY  
PETZOLDT AGENCY, LLC**

**Contact Brenda Clarke  
Principal Broker**

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Now leasing space in this multi-tenant facility, which is part of a 104-acre business park owned by Borla Performance Industries, Inc. Two of three 40,000 sf modules are available for immediate occupancy, and each module can be subdivided. Ample parking is provided with direct access to the modules. Shared lobby space and board room facilities are part of the lease. Fiber at site. Now leasing at Johnson City market rates for light manufacturing.

Call for more information or to arrange a tour.

- Easy access from Interstate 26
- Motivated Landlord
- Ready for immediate occupancy
- Near shopping, healthcare, and dining areas
- Highly visible business park



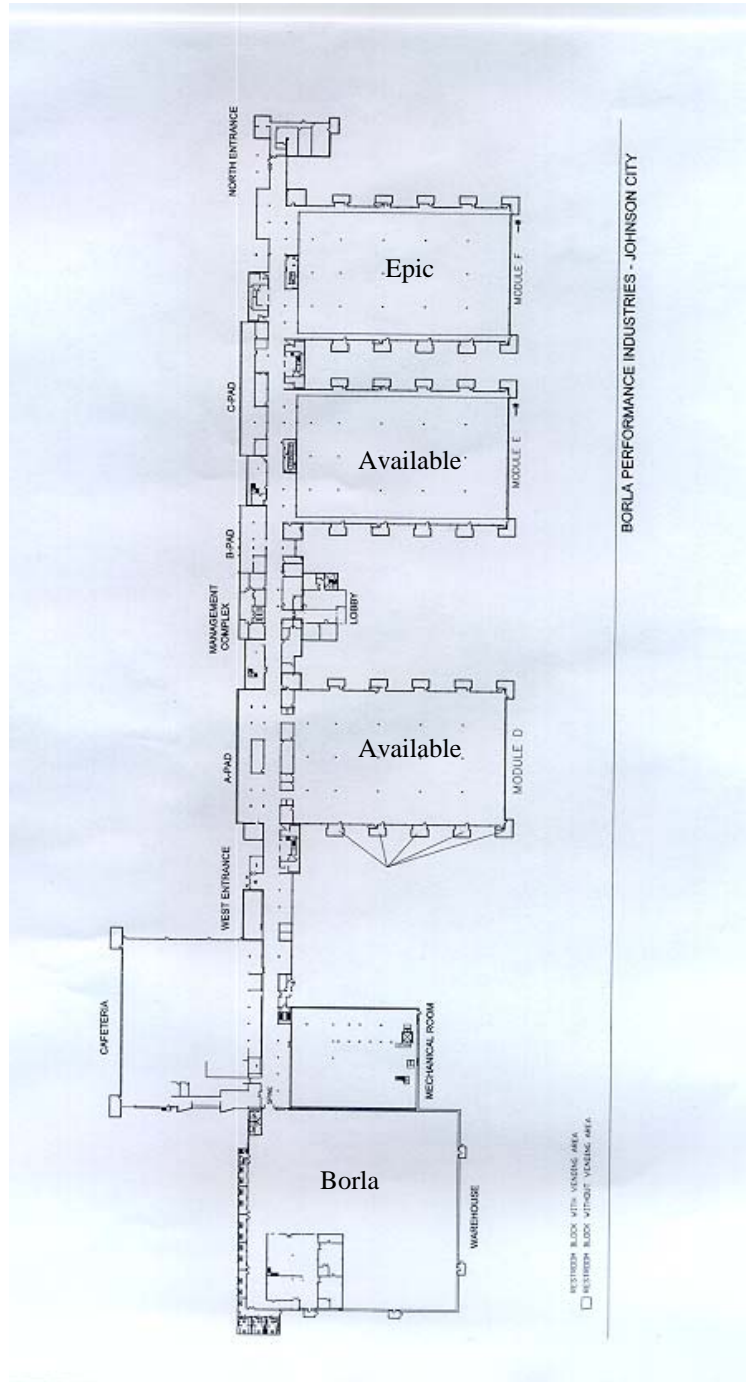
Shared Board Room



Shared Lobby



Module Interior



Facility Floor Plan