



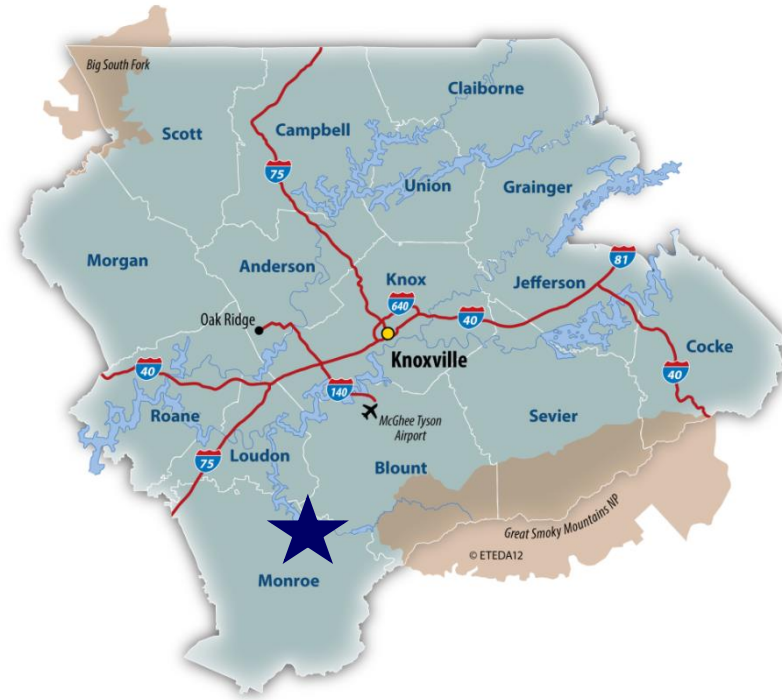
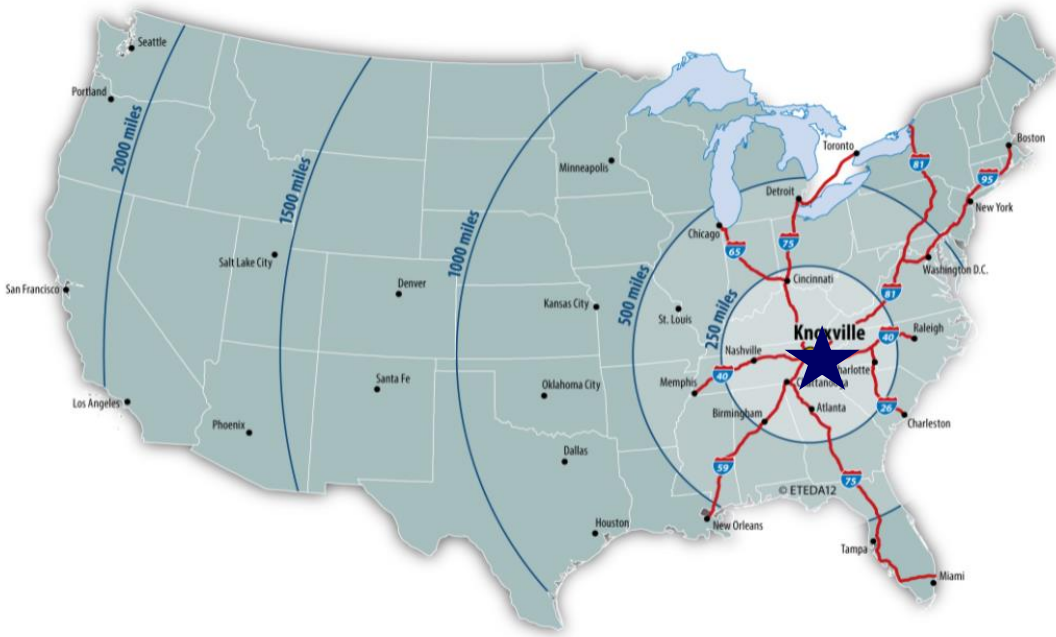
Tellico West Industrial Properties

55 Deer Crossing  
Vonore, TN 37885

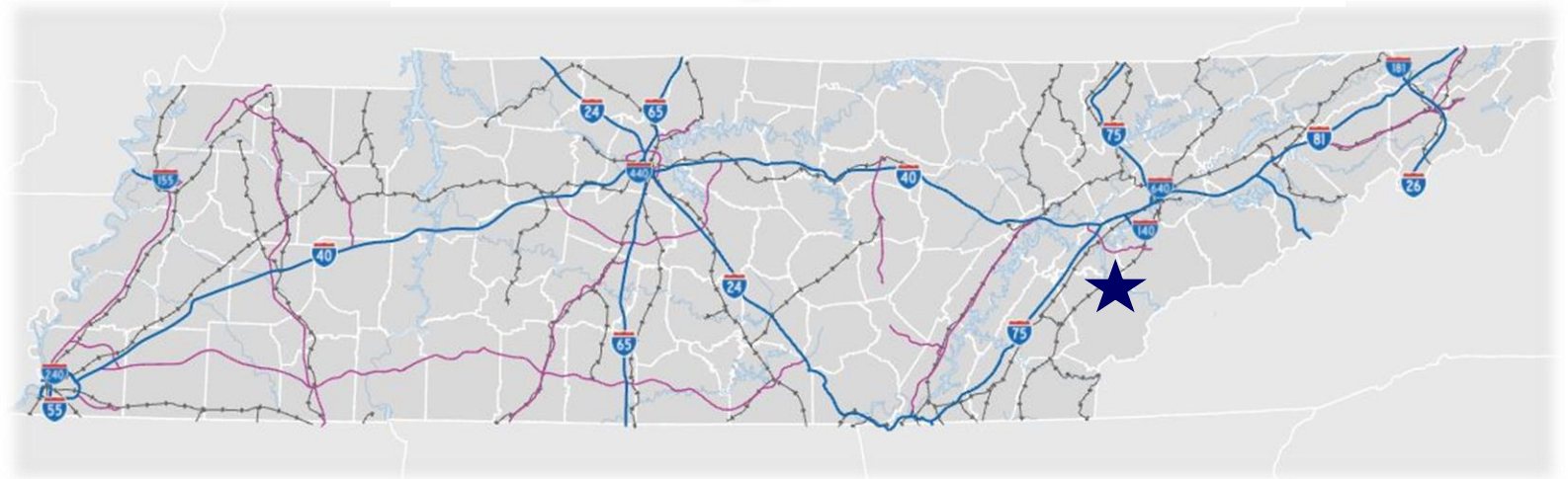
16-Acre Industrial Site with 125,000 sf Pad



# Location



Tellico West Industrial Properties is located in East Tennessee.







# Proposed 16-Acre Site

16-Acre Site with a  
125,000 sf compacted pad  
and storm water retention  
basins.

\*\*\*The property is clear of all trees and underbrush as of 1/2022







**50.42-Acre Site**

**16-Acre Site**

**SR72**

**Deer Crossing**

**Excellence Way**

0010







## Why Choose Tellico West?

Our Agency is a one-step process – plans approval, building permitting, issue of sewer permit.

### 16-acre SHOVEL READY Site

Due Diligence Completed:

Archaeological Survey

Phase 1 Environmental Assessment

Geological Report

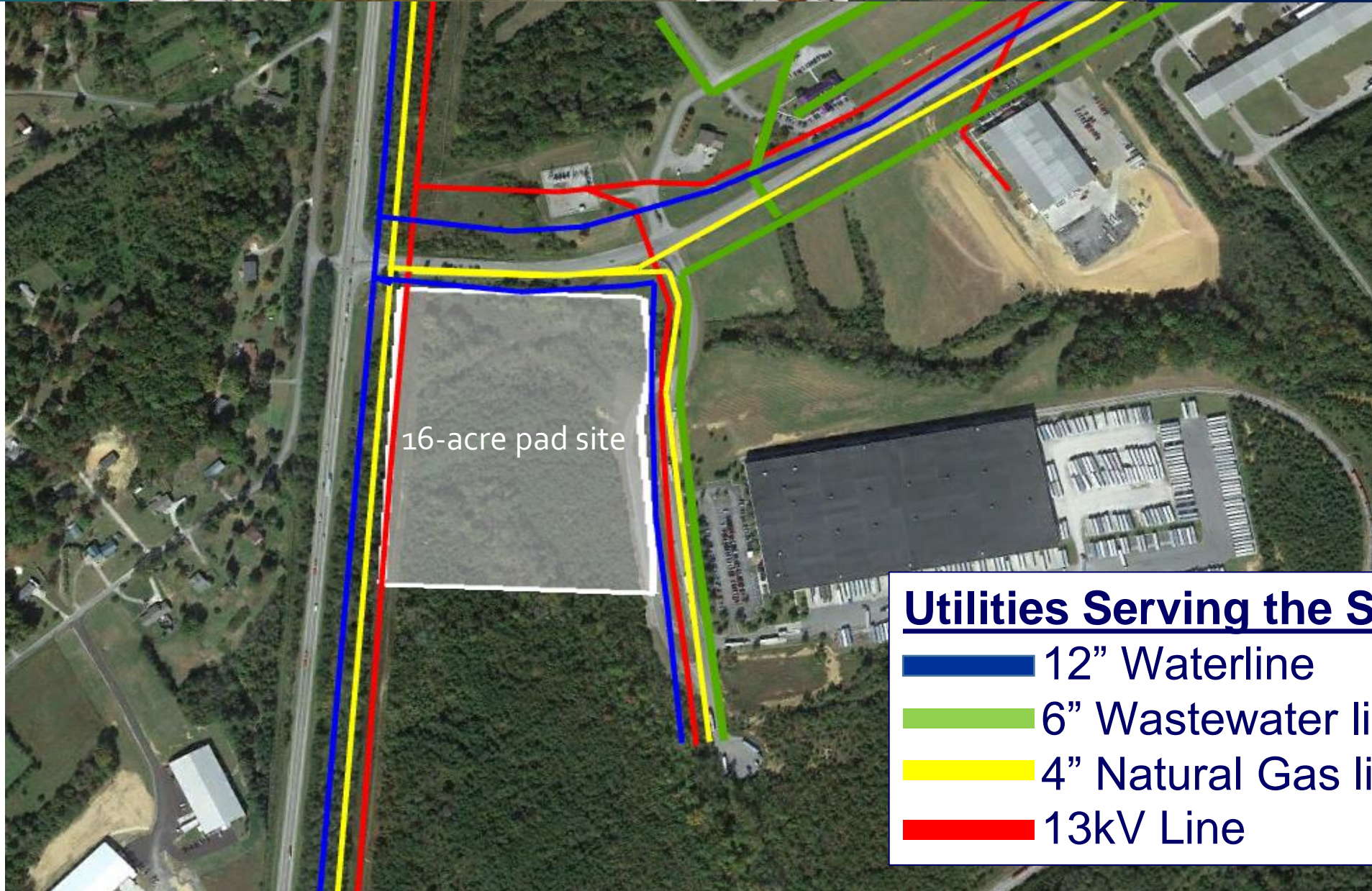


# Utilities Map









*\* Google Earth  
Image taken  
prior to tree  
removal*



16-acre pad site

**Utilities Serving the Site**

-  12" Waterline
-  6" Wastewater line
-  4" Natural Gas line
-  13kV Line



PLEASE CONTACT TELLICO RESERVOIR DEVELOPMENT AGENCY (TRDA) FOR  
INFORMATION ABOUT ...*Tellico West Industrial Properties*

*Thank You!*

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