

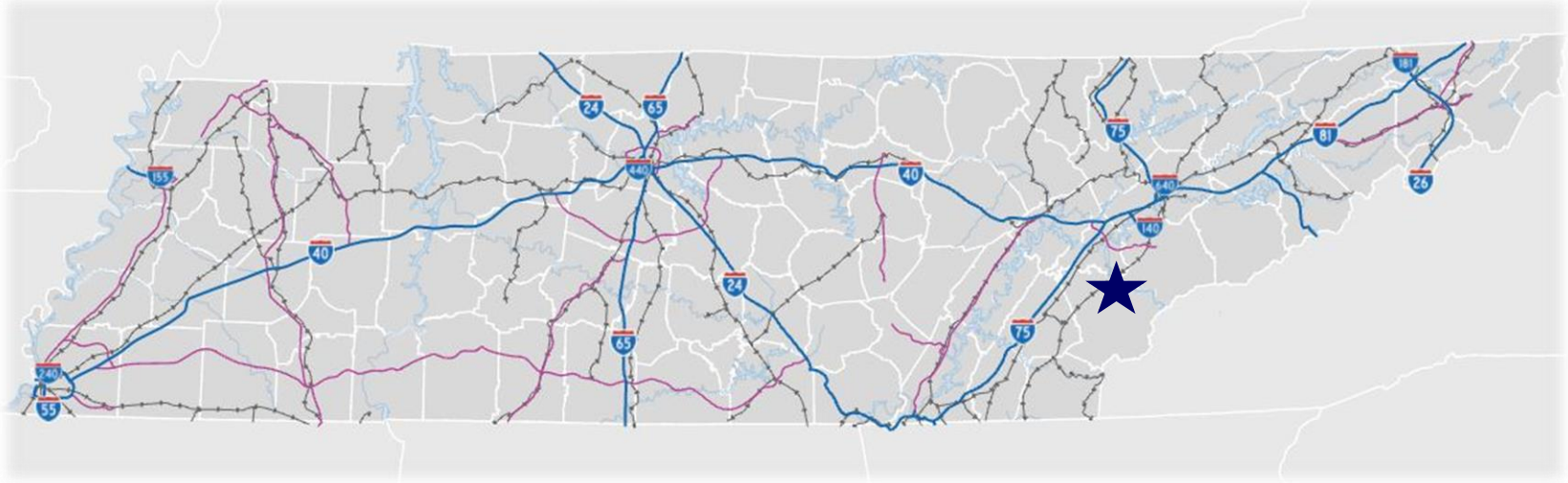
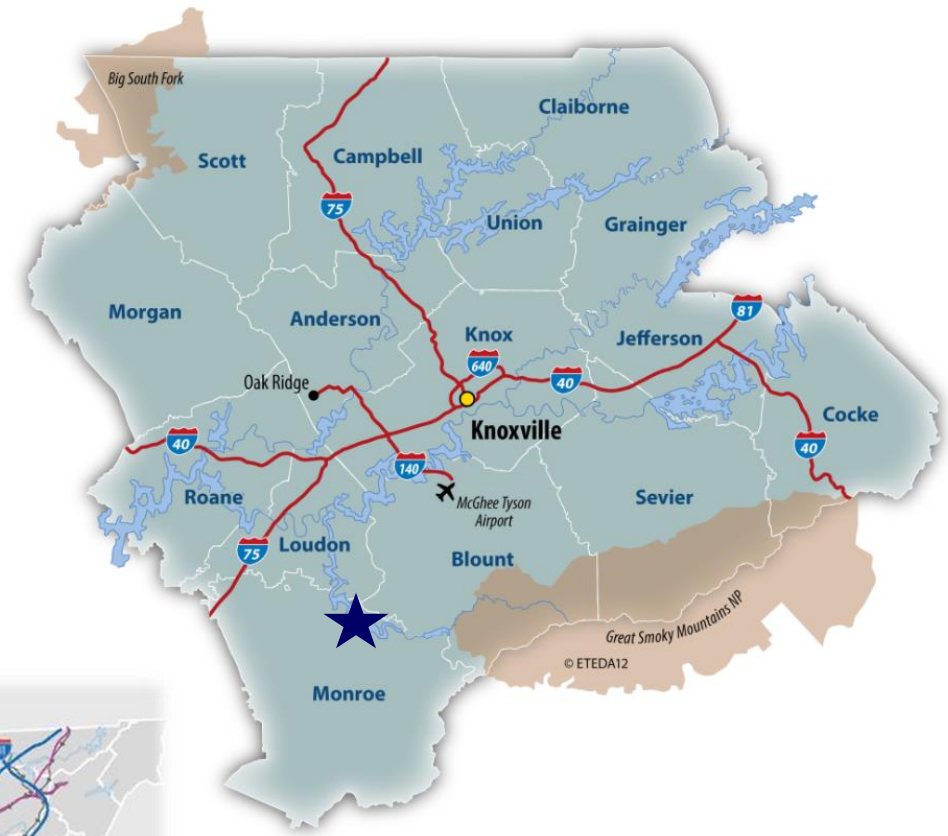
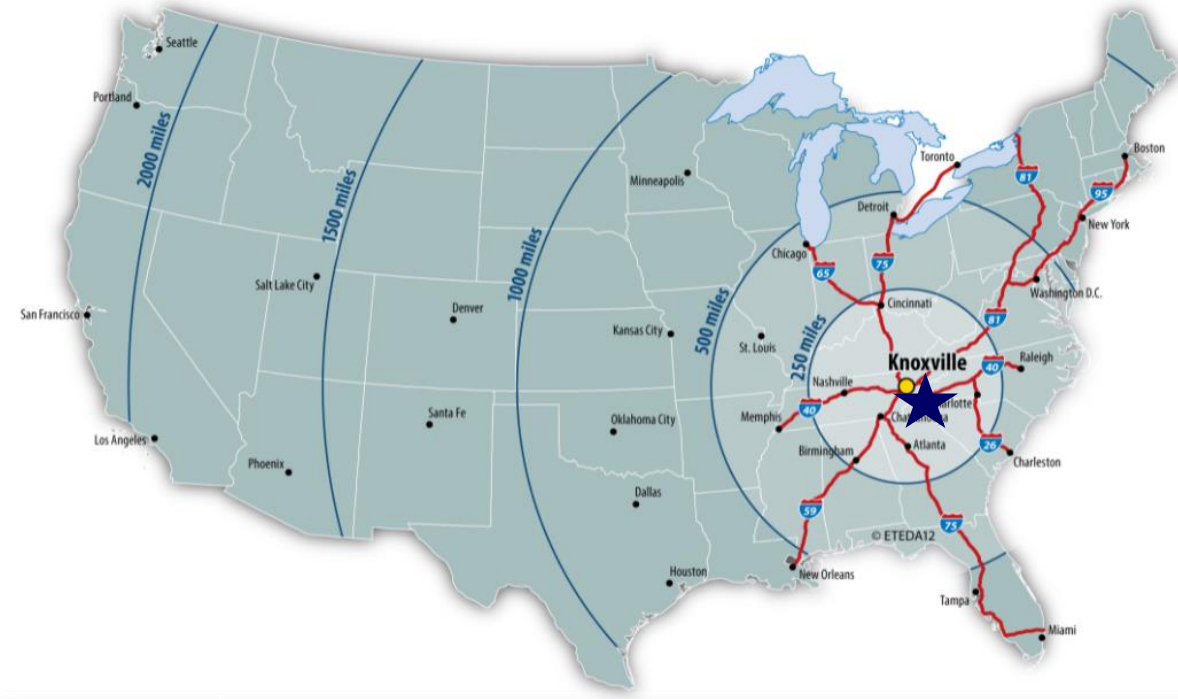
50.42-Acre Pad Ready Site With Rail Access

337 Old Slag Road  
Vonore, TN 37885

**Tellico West  
Industrial Properties**



# Tellico West Industrial Properties



Tellico West Industrial Properties are located in East Tennessee.



## Why Choose Tellico West?

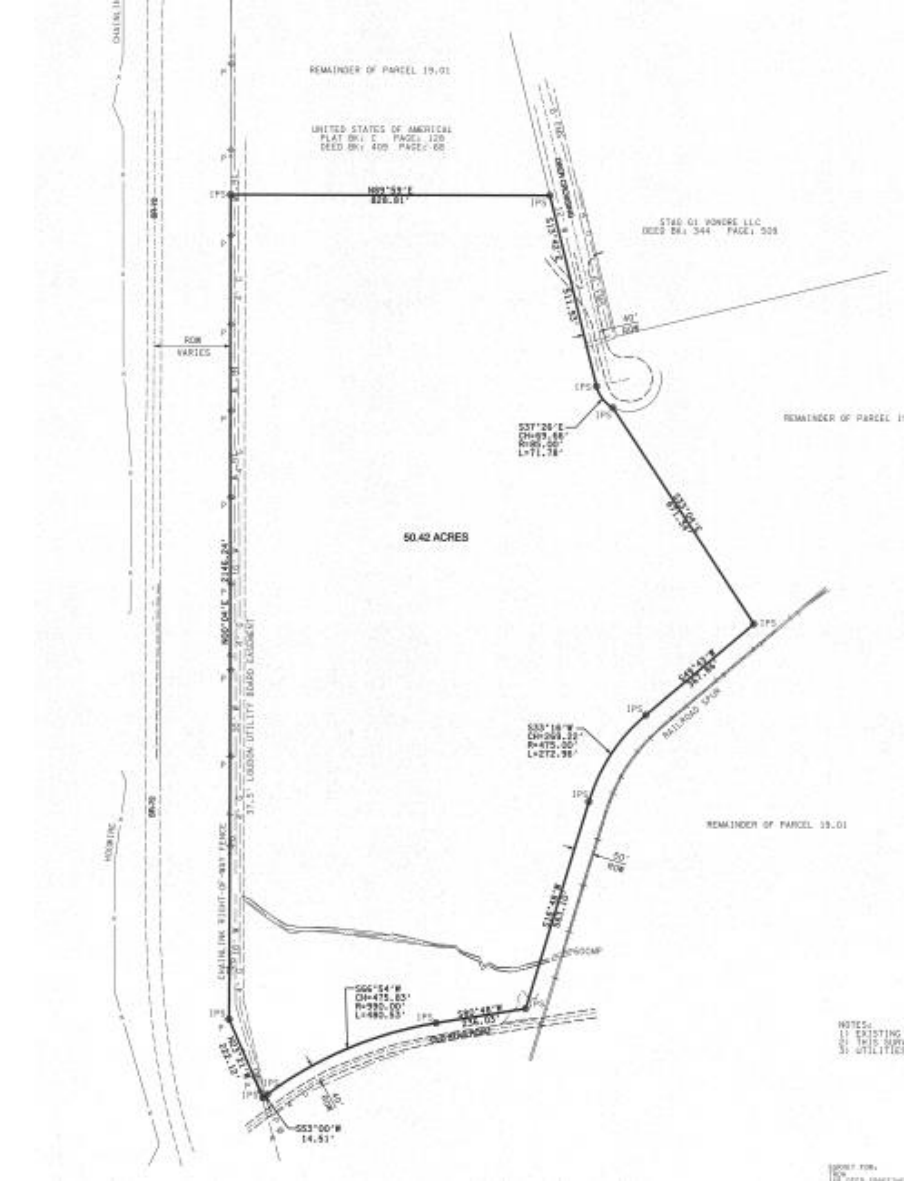
- Our Agency is a one-step permit process – plans approval, building permitting, issue of sewer permit.
- Monroe County Emergency Services (Fire Department and Ambulance Service) is located inside of Tellico West Industrial Properties. ISO Rating -5
- Due Diligence Completed:
  - Archaeological Survey
  - Phase 1 Environmental Assessment
  - Geological Report
  - 50.42-acre Industrial Site with 400,000 sf compacted pad



# 50.42-Acre Pad Ready Site With Rail Access



Proposed 50.42-  
Acre Shovel  
Ready Site w/  
400,000 sf  
compacted pad,  
graded rail spur  
extension area,  
storm water  
retention basin,  
and gravel access  
road.



NOTES:  
1. EXISTING  
2. THIS SITE  
3. UTILITIES

SCALE: 1"=40'



# Tellico West Industrial Properties





Gravel access road

Retention  
Pond

400,000 sf pad

CSX Rail  
Spur



# Tellico West Industrial Properties



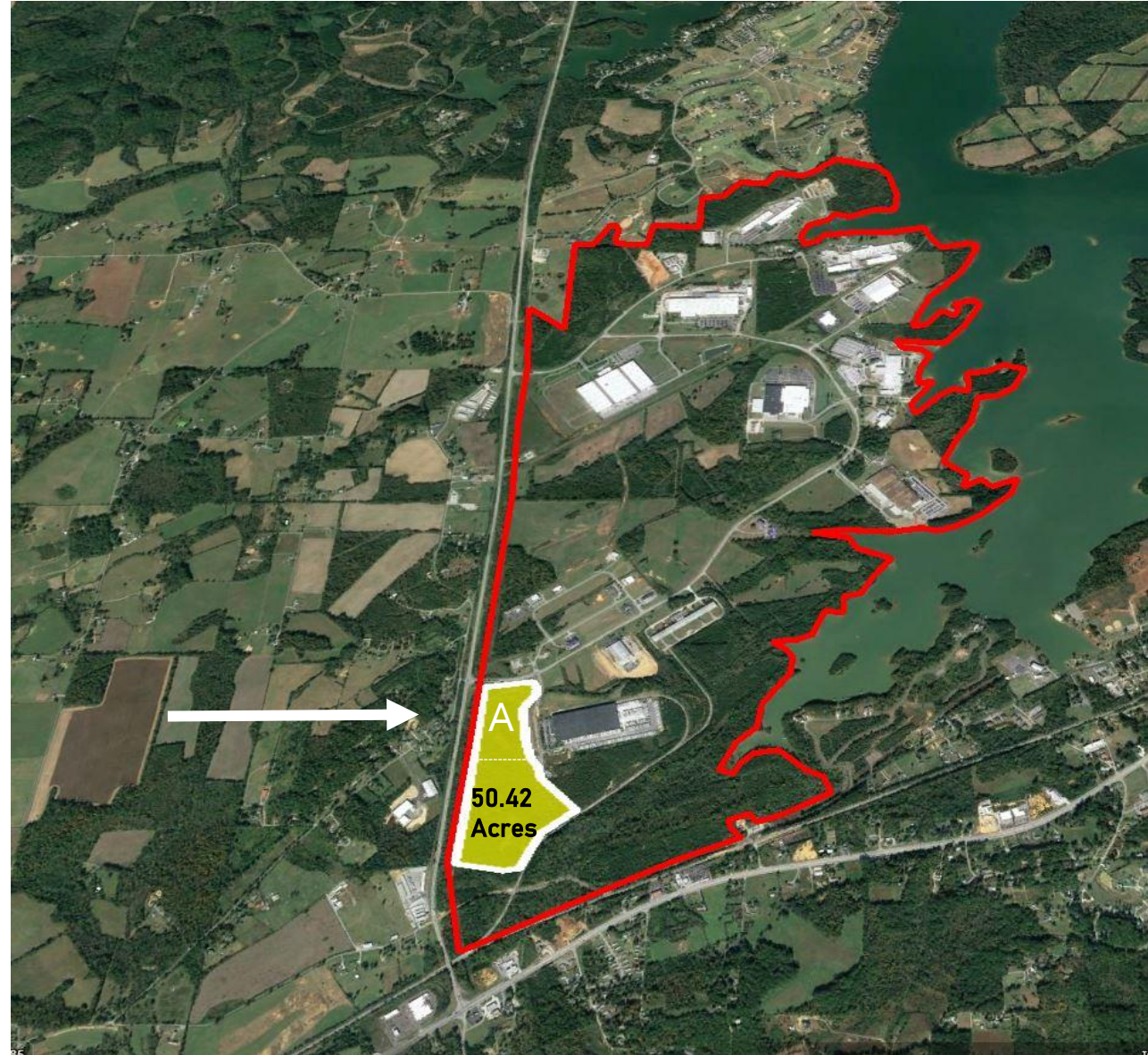




# Adjacent Property Available

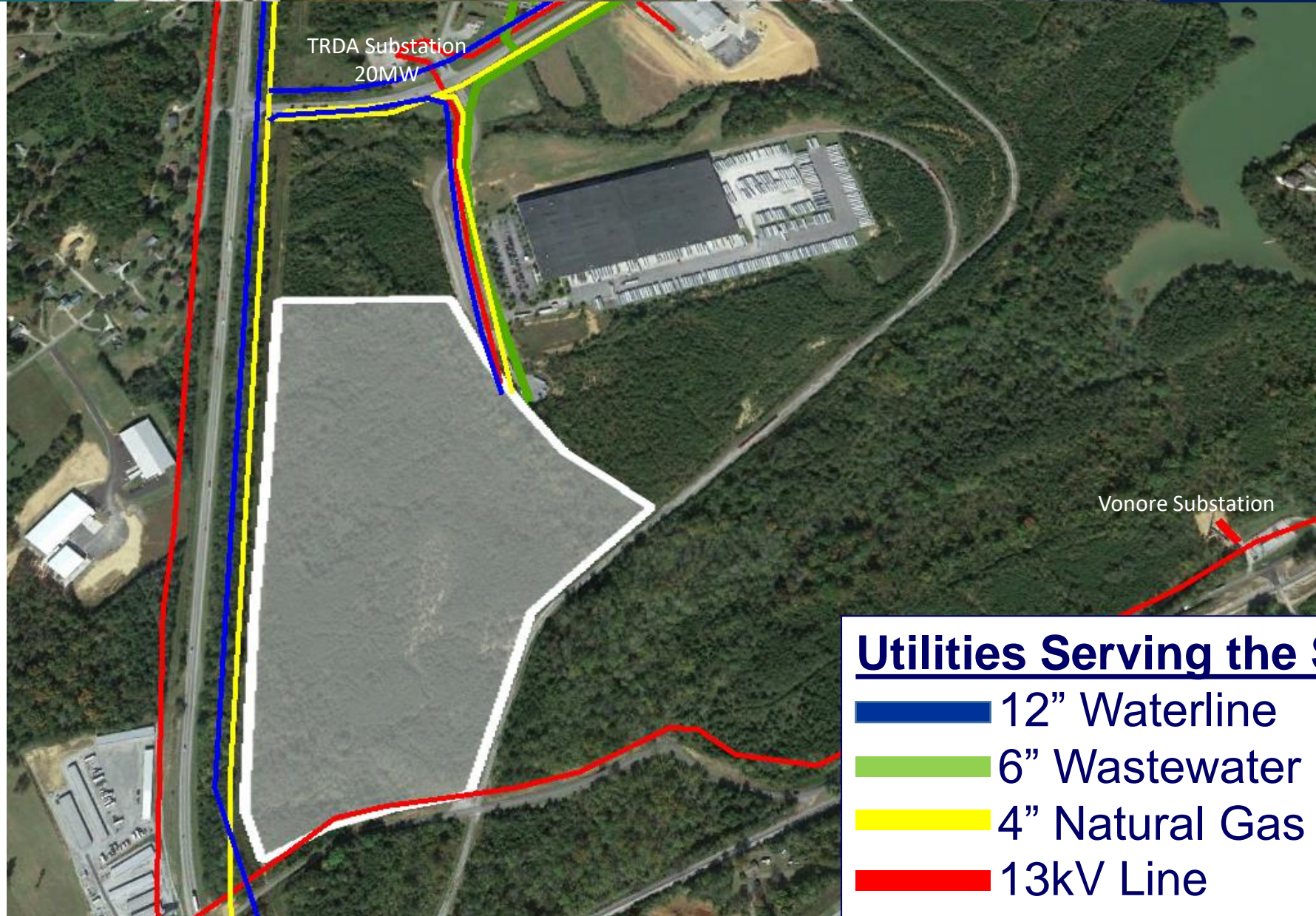
A) 16-Acre Site with a 125,000 sf compacted pad and storm water detention basins.

\*All utilities are available at site.









# Utilities Map



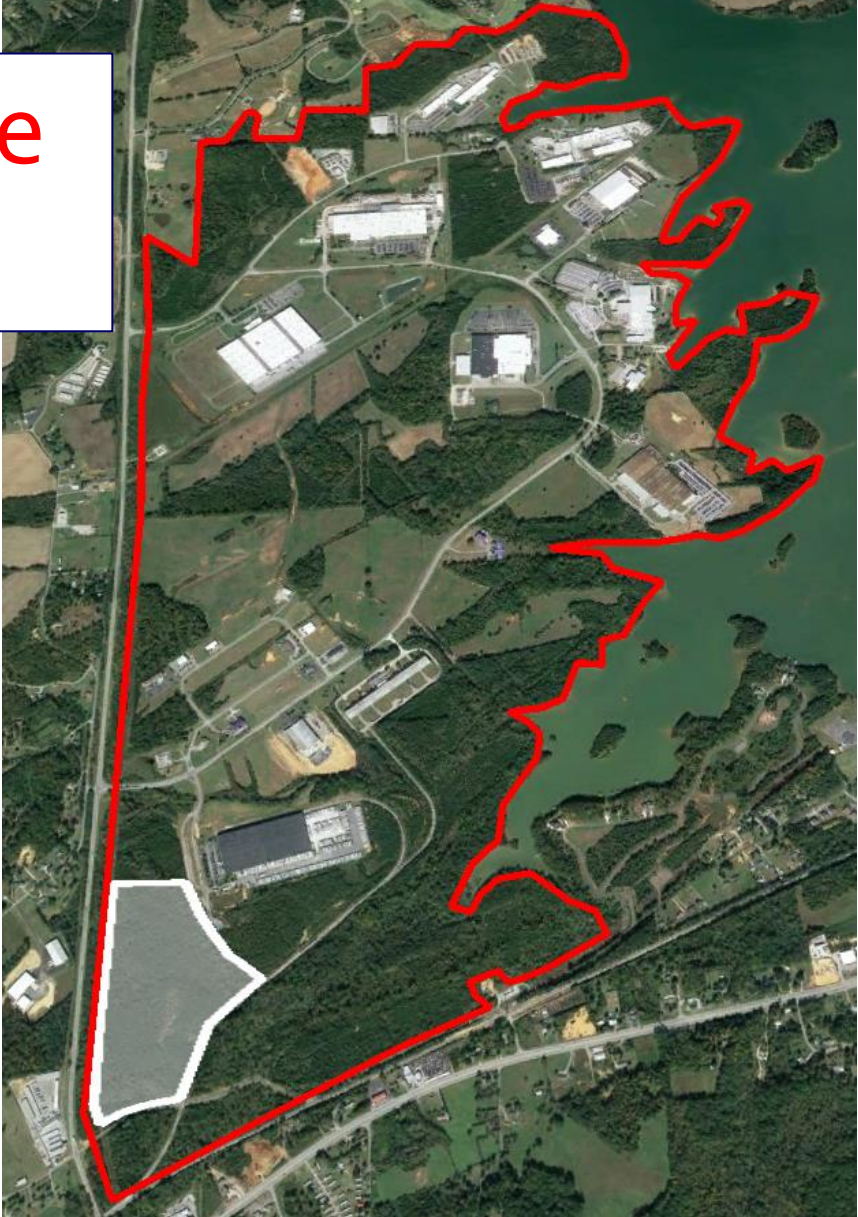
*\* Google Earth  
Image taken  
prior to tree  
removal*

**Utilities Serving the Site**

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



Why Choose  
This Site?





## Why Choose Tellico West?

- Our Agency is a one-step process – plans approval, building permitting, issue of sewer permit.
- Monroe County Emergency Services (Fire Department and Ambulance Service) is located inside of Tellico West Industrial Properties. ISO Rating – 5
- Workforce Development Center located inside Tellico West Industrial Properties.
- 50.42-Acre PAD READY Industrial Site - Due Diligence Completed
  - Archaeological Survey
  - Phase I Environmental Assessment
  - Geological Report
  - Grading Plan
  - Site Surveyed
  - Proposed Industrial Access Entrance
  - 4 Existing Looped Substations
  - All Infrastructure to Property Boundaries
  - Established 40 year old Industrial Park with World Wide Brands
  - Major Highway Infrastructure Supporting the Park and the Region



PLEASE CONTACT TRDA FOR ANY QUESTIONS THAT YOU  
MIGHT HAVE ABOUT *Tellico West Industrial Properties*

Bryan Hall, Executive Director  
Tellico Reservoir Development Agency  
165 Deer Crossing  
Vonore, TN 37885  
(423) 884-6868 office  
(423) 337-1027 cell  
[b.hall@trda.us](mailto:b.hall@trda.us)