

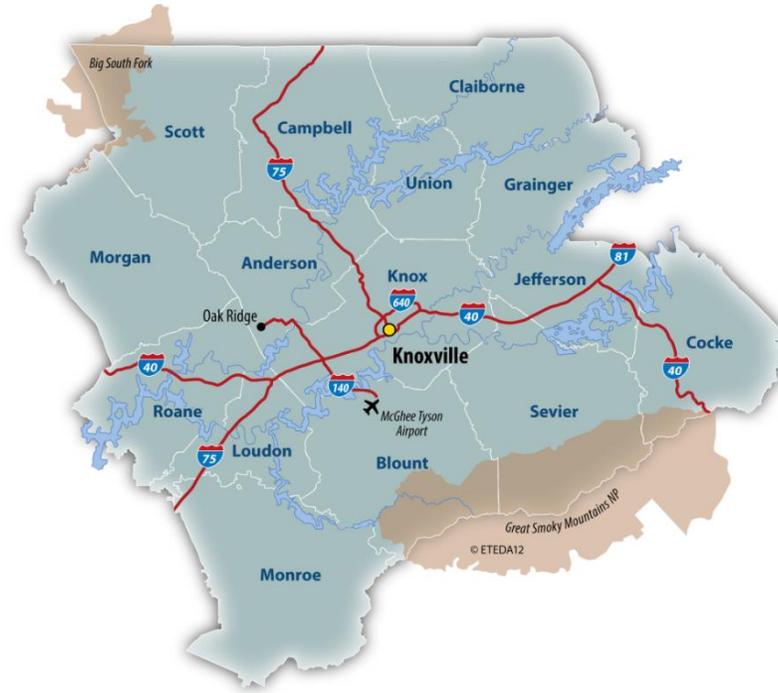
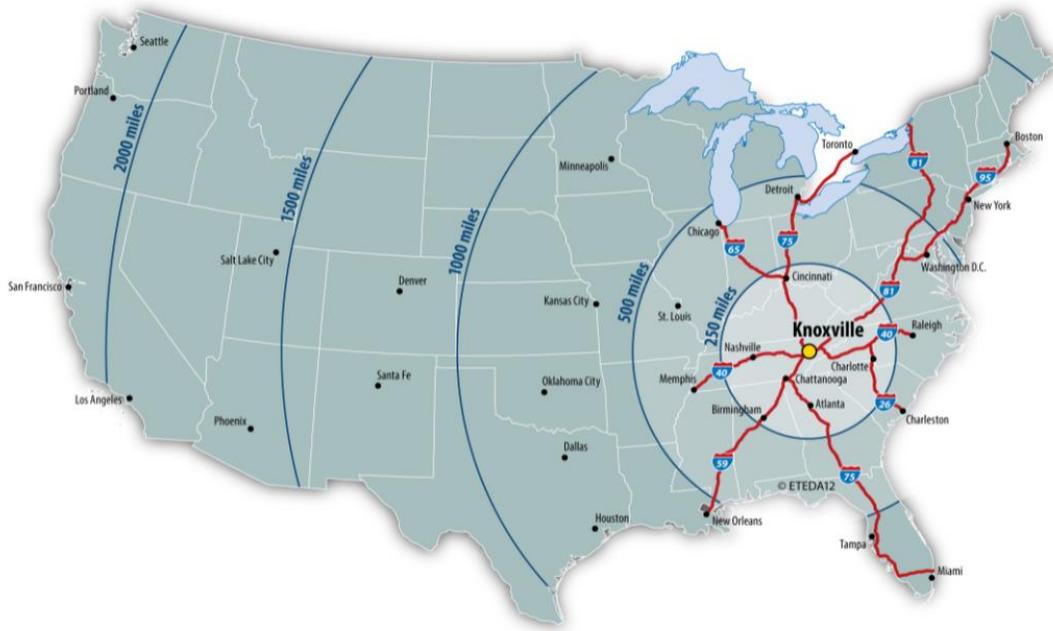
30 Excellence Way 108,000 sq. ft. Industrial Building



Vonore, Tennessee

# Tellico West Industrial Properties

# Location



Tellico West Industrial Properties are located in East Tennessee.





The property outlined in RED is  
Tellico West Industrial Properties

The property outlined in YELLOW is  
13.69-acres where the 108,000 sf  
Industrial Building is being constructed

Estimated Completion Date:  
Late Summer/Fall 2022



- 12" Water Line
- 10" Force Main Sewer
- 4" Gas Line
- Electric service to site



## Building Features –

- Air Conditioning Option
- Fire Suppression System (Sprinkler)
- Office Space (offices, bathrooms, conference)
- 8-Loading Docks 2-Drive In Door
- Concrete Parking Lot w/ 104 spaces
- LED Smart Lighting
- Wall Lights
- 6" Batt. Insulation
- 6" 4,000 PSI Slab
- Ceiling Heights 24' min. 28' max.
- 480 3-Phase Power
- Pit levelers are airbag operated
- All doors to be motor operated
- Interior bumper wall 8" for wall protection
- All exterior concrete parking, docks, and drive to be 6" reinforced
- Thickened slab areas at trailer dollies for added support





## Lease Information

Lease Rate: \$8.40/SF/Yr

Lease Term: 8 to 10 years

Service Type: Building owner is responsible for property taxes, property insurance and maintenance.

Date Available: Available Now (Upon Completion)

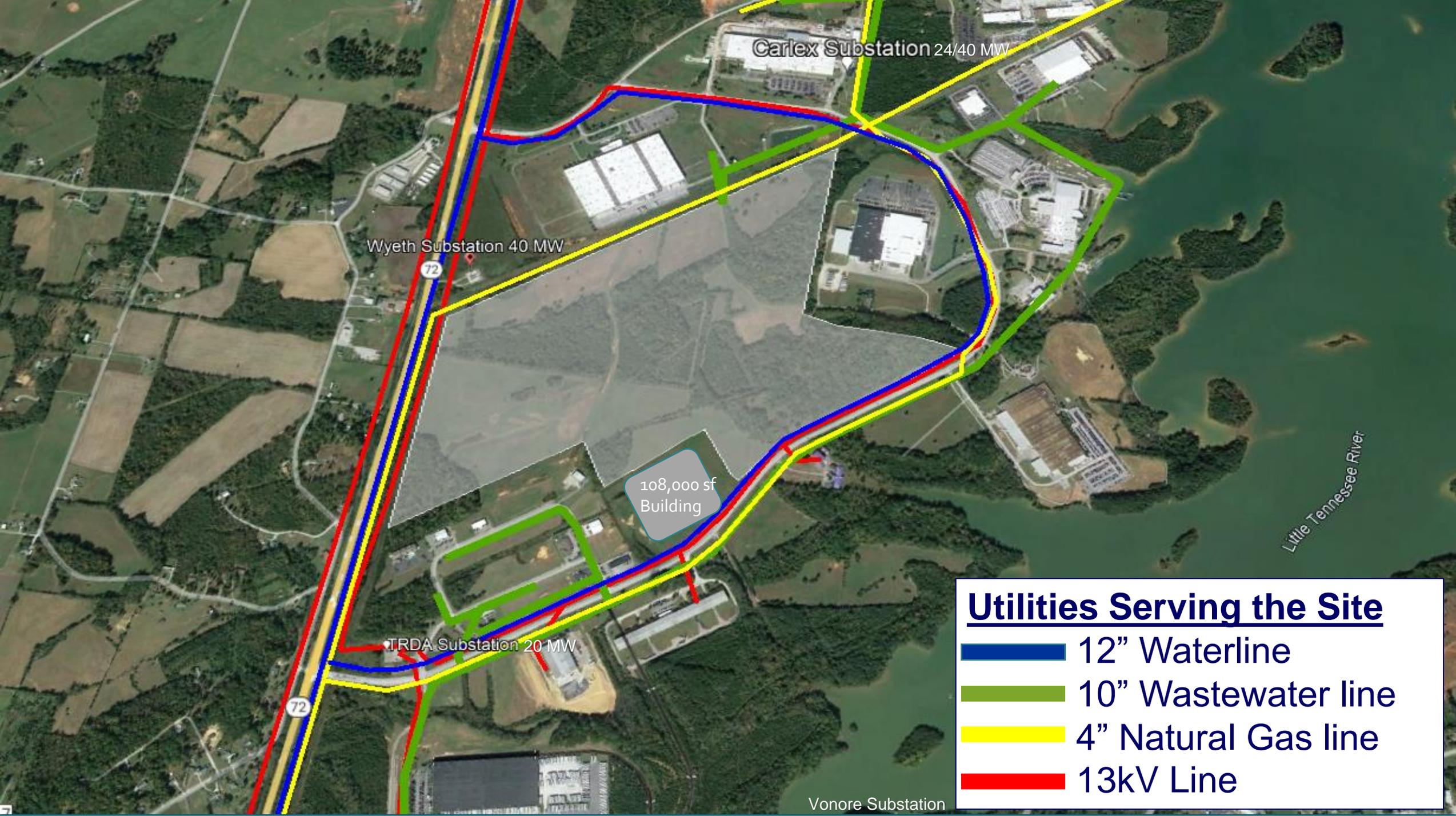
Year Built: 2022

Building Size: 108,000 sf

30 Excellence Way  
Vonore, TN 37885



# Utilities Map



Carlex Substation 24/40 MW

Wyeth Substation 40 MW

72

108,000 sf Building

TRDA Substation 20 MW

72

Little Tennessee River

Vonore Substation

**Utilities Serving the Site**

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



THANK YOU!

*...For any questions about Tellico West Industrial Properties please contact:*

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