

33 Excellence Way 50,000 sq. ft. Industrial Building



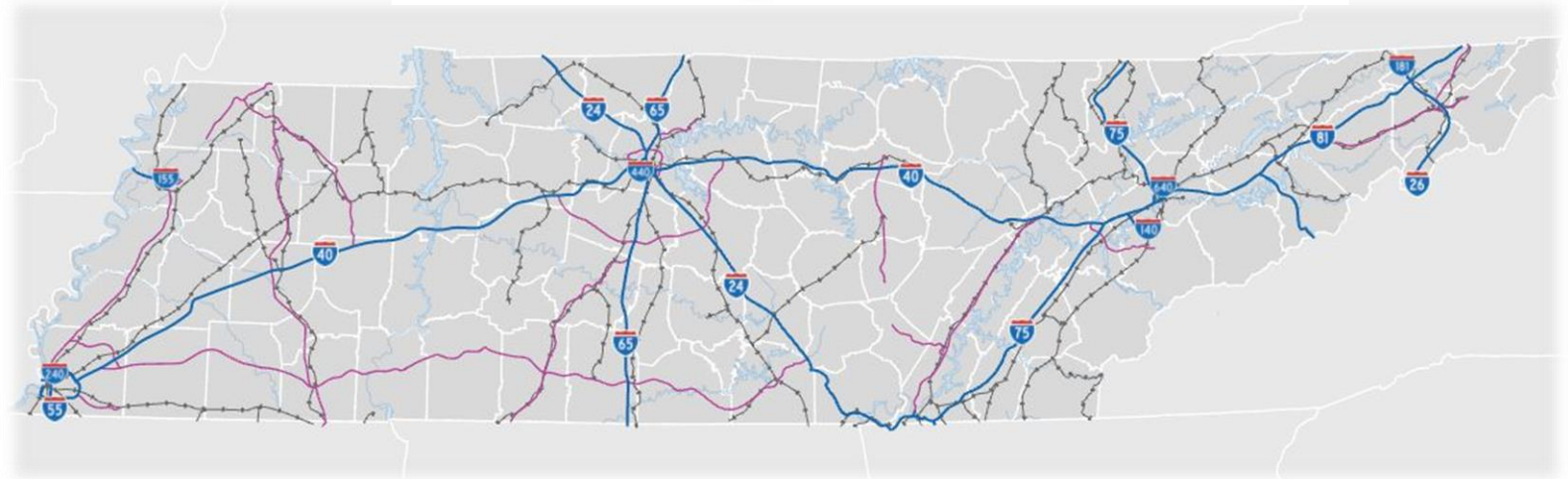
Vonore, Tennessee

Tellico West Industrial Properties

Location



Tellico West Industrial Properties are located in East Tennessee.



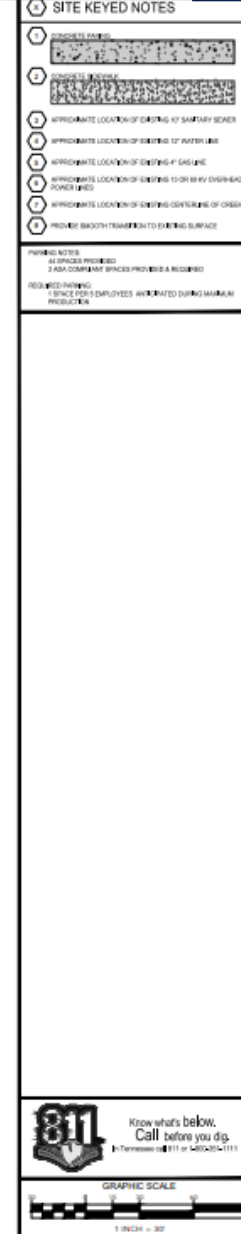


The property outlined in RED is Tellico West Industrial Properties.

The property outlined in YELLOW is 9-acres where the 50,000 sf Industrial Building is being constructed

Estimated Completion Date:
Late Summer 2022





MBI	
Project Name:	
Site Location:	
Client:	
Architect:	
Engineer:	
Contract No.:	
Revision:	
Date:	
Scale:	
Notes:	
NOT FOR CONSTRUCTION	
PROJECT ADDRESS:	
50,000 SF WAREHOUSE	
PROJECT NO.:	
SHEET NO. OF TOTAL SHEETS:	
SHEET TITLE:	
SHEET SCALE:	
SHEET DATE:	
SHEET BY:	
SHEET CHECKED BY:	
SHEET APPROVED BY:	
SHEET REVISIONS:	
SHEET LAYOUT PLAN	
C300	

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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: 50,000 sf

33 Excellence Way
Vonore, TN 37885

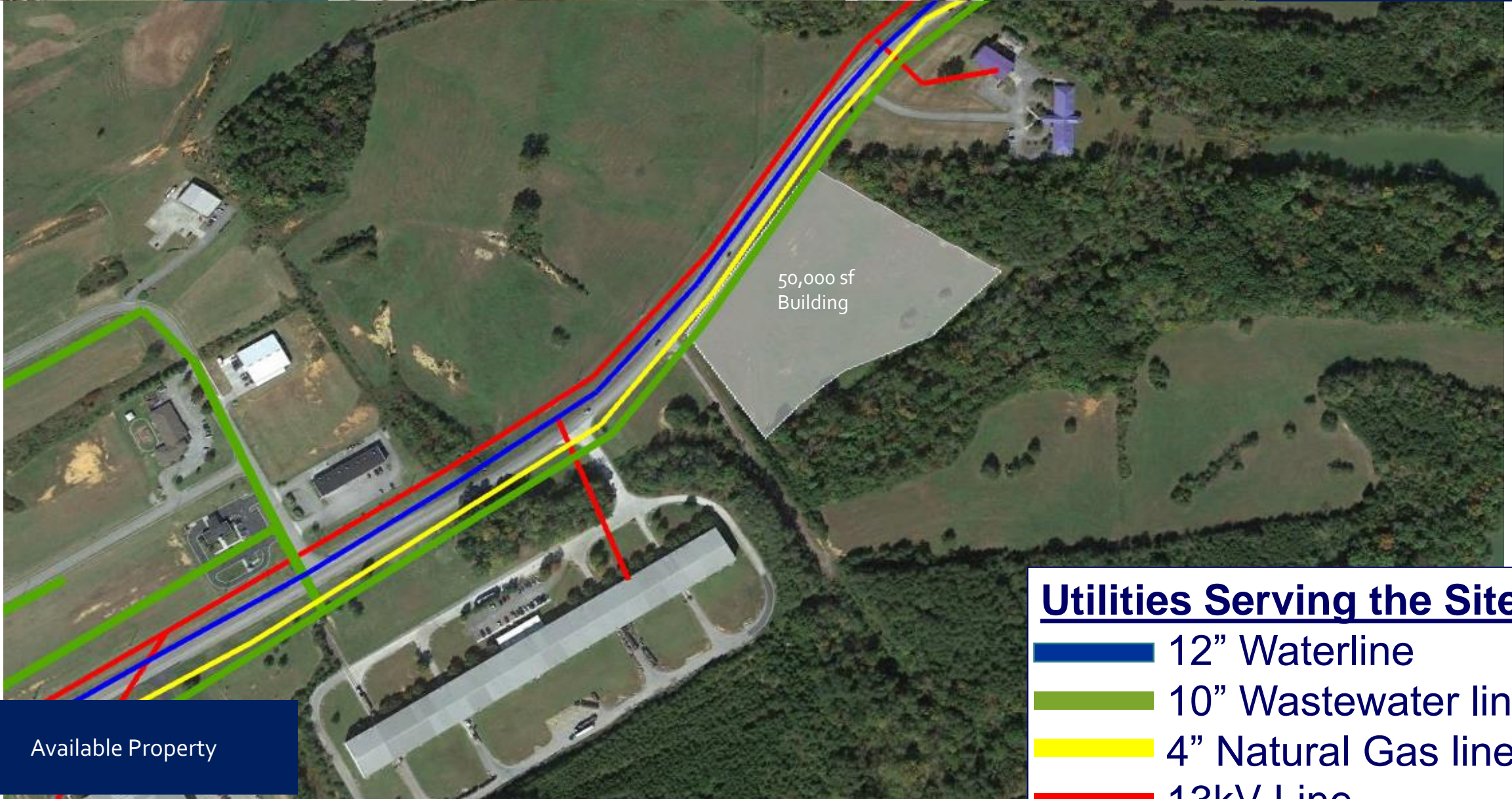


New 50,000 sf Industrial Building – 33 Excellence Way

- Building Dimensions 200' x 250' x 24' eaves.
- Standing seam roof with 3/8" roof slope.
- Interior roof height at center of 27'
- Interior column spacing 50' x 25'
- Enclosed drive out dumpster @ docks
- 4 – docks with pit levelers and trailer restraints
- Pit levelers are airbag operated
- All doors to be motor operated
- Interior bumper wall 8" for wall protection
- Dock office @ dock area
- 2,000 + sq. ft. of office area
- Led lighting
- Heated and Cooled thru entire building
- 480 3-phase building 800 amp service
- Floors are 6" reinforced thru out the entire building.
- All exterior concrete parking, docks, and drive to be 6" reinforced
- Thickened slab areas at trailer dollies for added support



Utilities Map



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:

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