

50,000 sf Industrial Building

Under Construction – Estimated Completion Date is March 2023

- Building Dimensions 200' x 250' x 24' eaves
- Standing seam roof with 1:12 roof slope
- Interior roof height at center of 27'
- Interior column spacing 50' x 25'
- 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
- Fire Suppression System
- Exterior office area w/ Dryvit TerraNeo finish coat facade - imitation ground faced polish block appearance.
- Dock office @ dock area
- 2,000 + sq. ft. of office area
- Led lighting
- Heated and Cooled thru entire building
- 4 – docks with pit levelers and trailer restraints
- 480 3-phase building 800-amp service
- Floors are 6" reinforced thru entire building.
- Thickened slab areas at trailer dollies for added support
- Enclosed drive out dumpster @ docks w/ keypad entry
- Warehouse and Dumpster with wall light panels

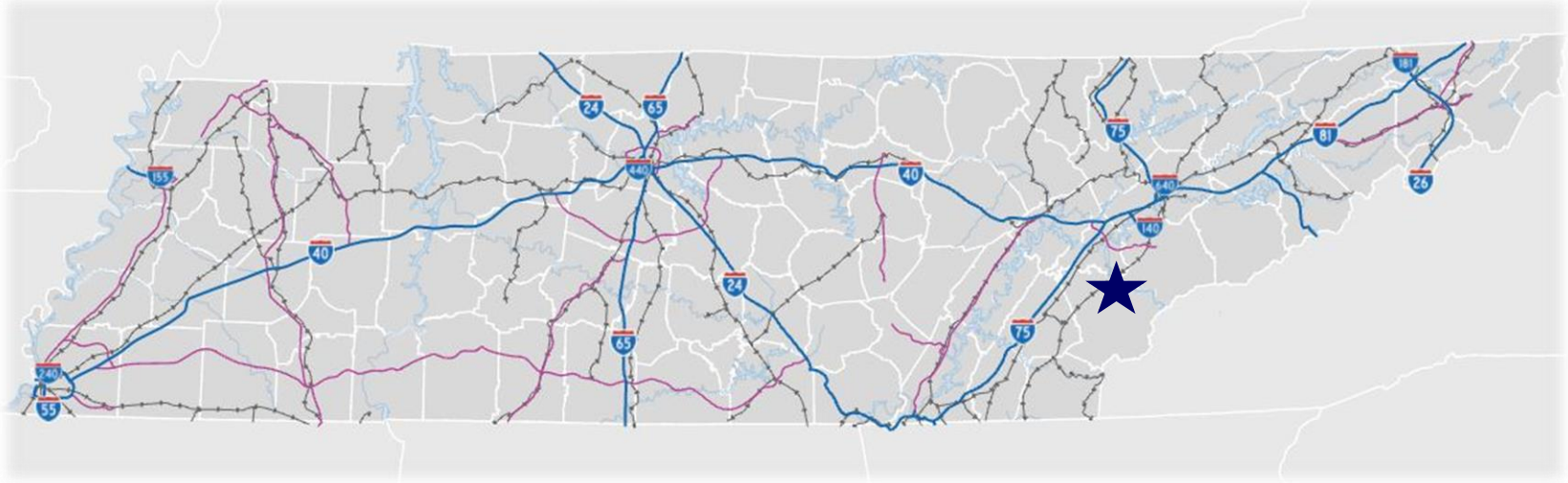
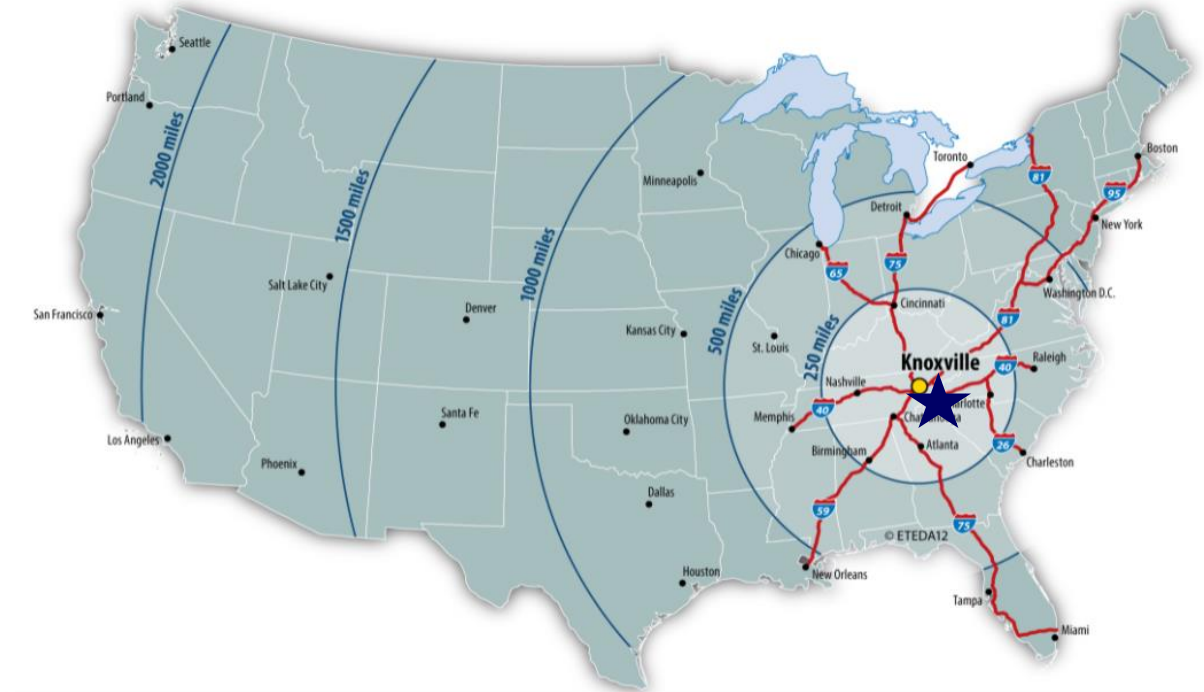


Tellico Reservoir Development Agency
Bryan Hall, Executive Director
Office (423) 884-6868 Cell (423) 337-1027
Email b.hall@trda.us

**Building Address: 33 Excellence Way
Vonore, TN 37885**



Tellico West Industrial Properties



Tellico West Industrial Properties are located in East Tennessee.

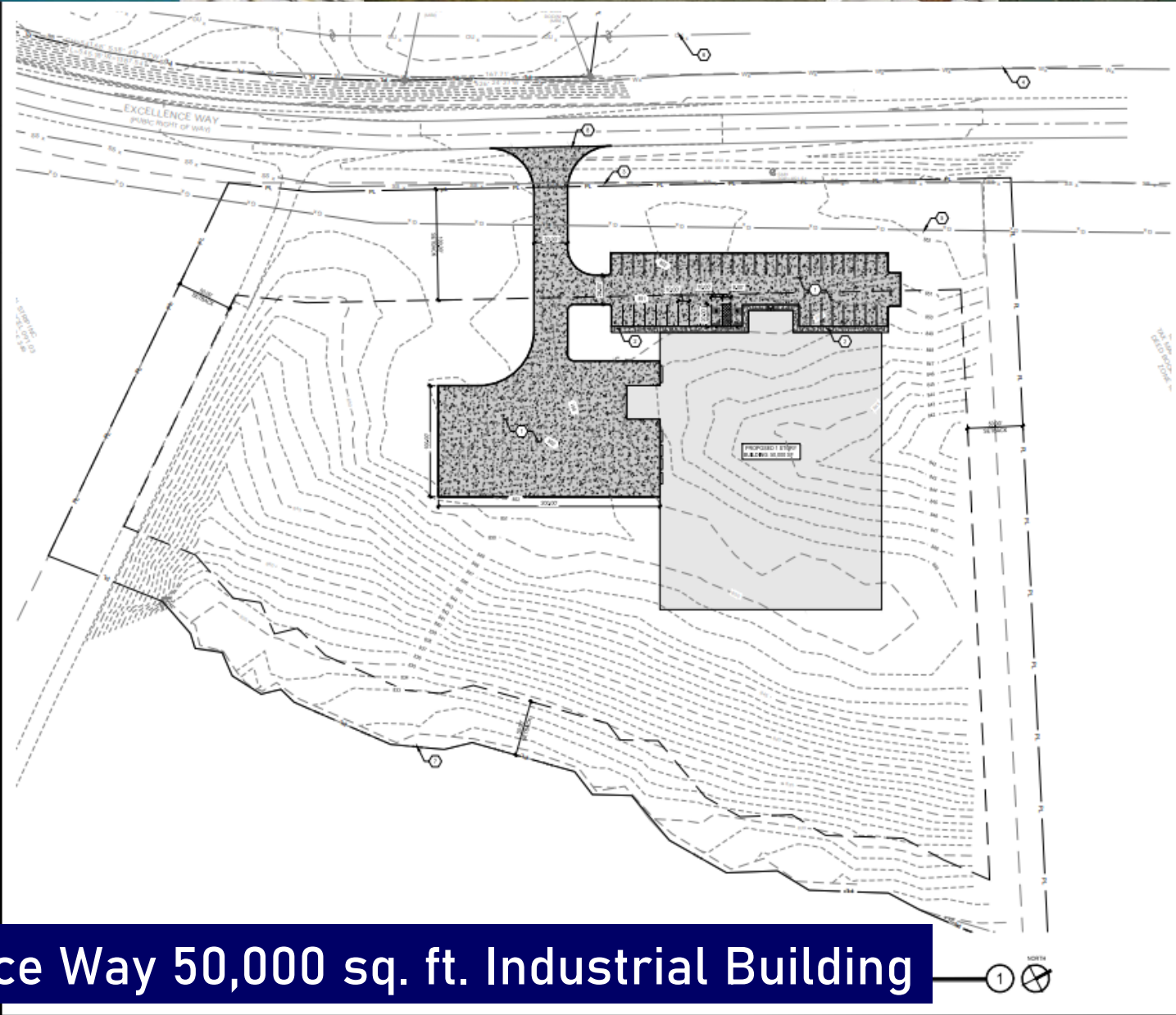


Tellico West
Industrial Properties

33 Excellence Way
Vonore, TN 37885



50,000 sf Industrial Building located in Tellico West Industrial Properties



- SITE KEYED NOTES**
- 1. CONCRETE SLAB
 - 2. ASPHALT DRIVE
 - 3. APPROXIMATE LOCATION OF EXISTING 40' SANITARY SEWER
 - 4. APPROXIMATE LOCATION OF EXISTING 12" WATER MAIN
 - 5. APPROXIMATE LOCATION OF EXISTING 4" GASLINE
 - 6. APPROXIMATE LOCATION OF EXISTING 120KV HV OVERHEAD POWER LINES
 - 7. APPROXIMATE LOCATION OF EXISTING COVERS OF CREEK
 - 8. PROVIDE SMOOTH TRANSITION TO EXISTING SURFACE
- PARKING NOTES**
 1. SPACES PROVIDED
 2. ADA COMPLIANT SPACES PROVIDED AS REQUIRED
REQUIRED PARKING
 1. SPACE FOR 1 EMPLOYEE APPLICATED DURING HOURS OF PRODUCTION

MBI

WE COMPLETE THE PROJECT FROM CONCEPT TO CLOSEOUT

NOT FOR CONSTRUCTION

50,000 SF WAREHOUSE

PROJECT ADDRESS: _____

PROJECT NO: _____

DATE: _____

FOR INFORMATION ONLY
 FOR PERMITS ONLY
 FOR BIDDING ONLY
 FOR CONSTRUCTION ONLY
 FOR RECORDS ONLY

DATE: _____

SCALE: _____

SITE LAYOUT PLAN

C300

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

811 Know what's below. Call before you dig. In Tennessee call 811 or 615-235-1111

GRAPHIC SCALE
 1" = 30'



Lease Information

Lease Rate: \$9.00/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)

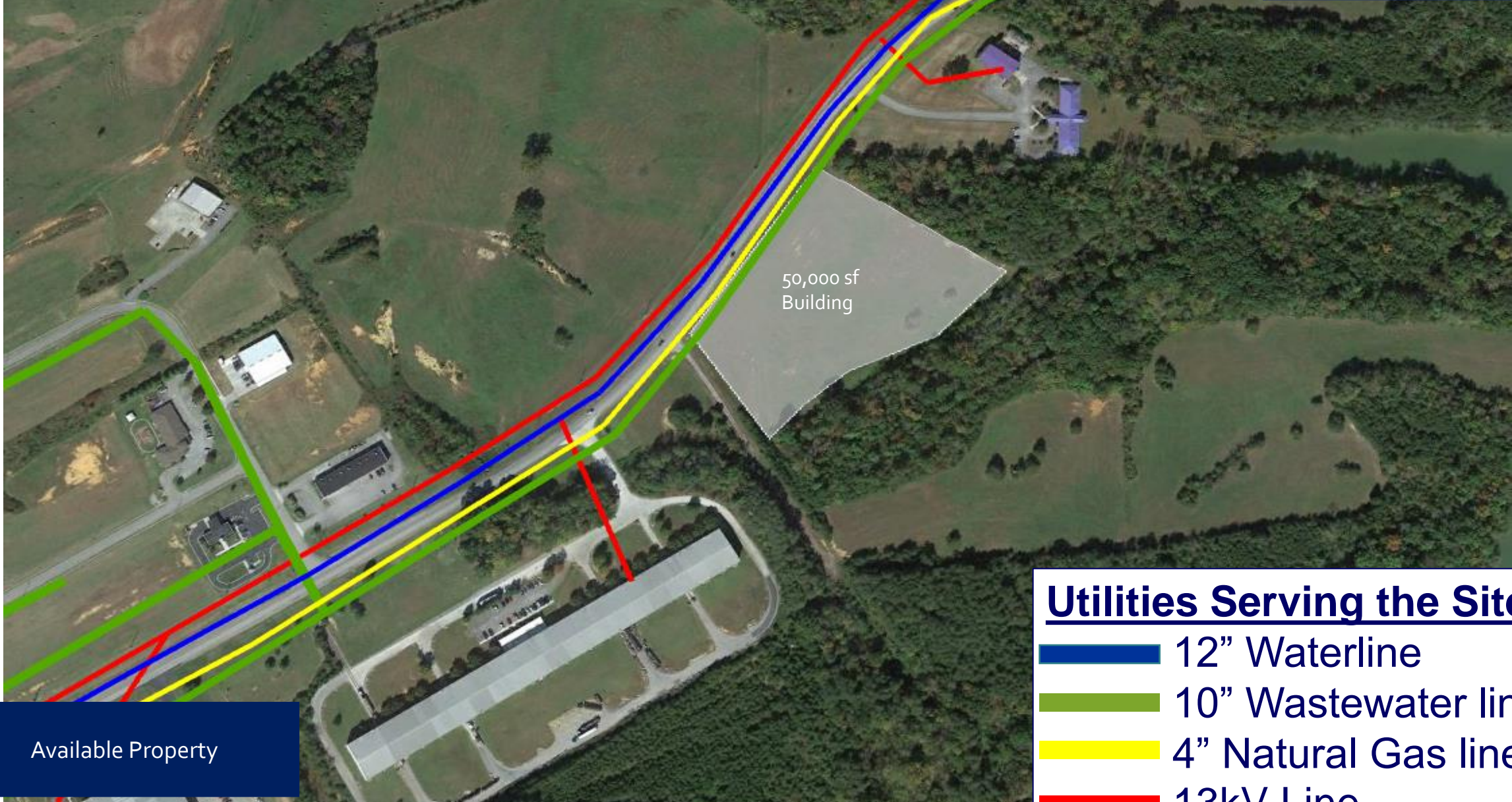
Year Built: 2022/2023

Building Size: 50,000 sf





33 Excellence Way
Vonore, TN 37885



Utilities Map



Utilities Serving the Site

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

Available Property



THANK YOU!

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

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