

# 110,000 sf Industrial Building

**Under Construction – Estimated Completion Date is May 2023**

- Air Conditioning Option
- Office Space (offices, bathrooms, conference)
- 8-Loading Docks
- 2-Drive In Doors
- Pit Levelers Airbag Operated
- All Doors Motor Operated
- Ceiling Heights 24' min. 28' max.
- Building Dimensions 300' x 360' x 30' eaves
- Standing seam roof with 1:12 roof slope
- Exterior office area w/ Dryvit TerraNeo finish coat facade - imitation ground faced polish block appearance
- Interior Bumper Wall 8" For Wall Protection
- Concrete Parking Lot w/ 104 spaces
- LED Smart Lighting
- 6" Batt. Insulation
- 6" 4,000 PSI Slab
- Thickened slab areas at trailer dollies for added support
- Enclosed heated drive out dumpster @ docks w/ keypad entry
- Warehouse and Dumpster with wall light panels
- Fire Suppression System (Sprinkler)



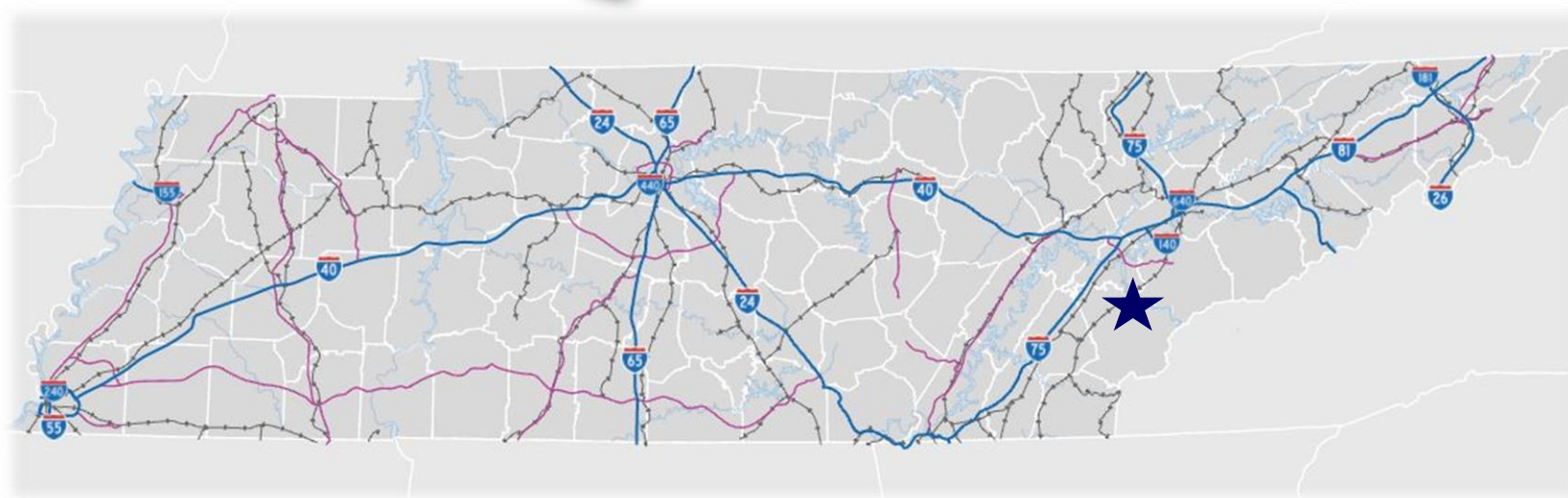
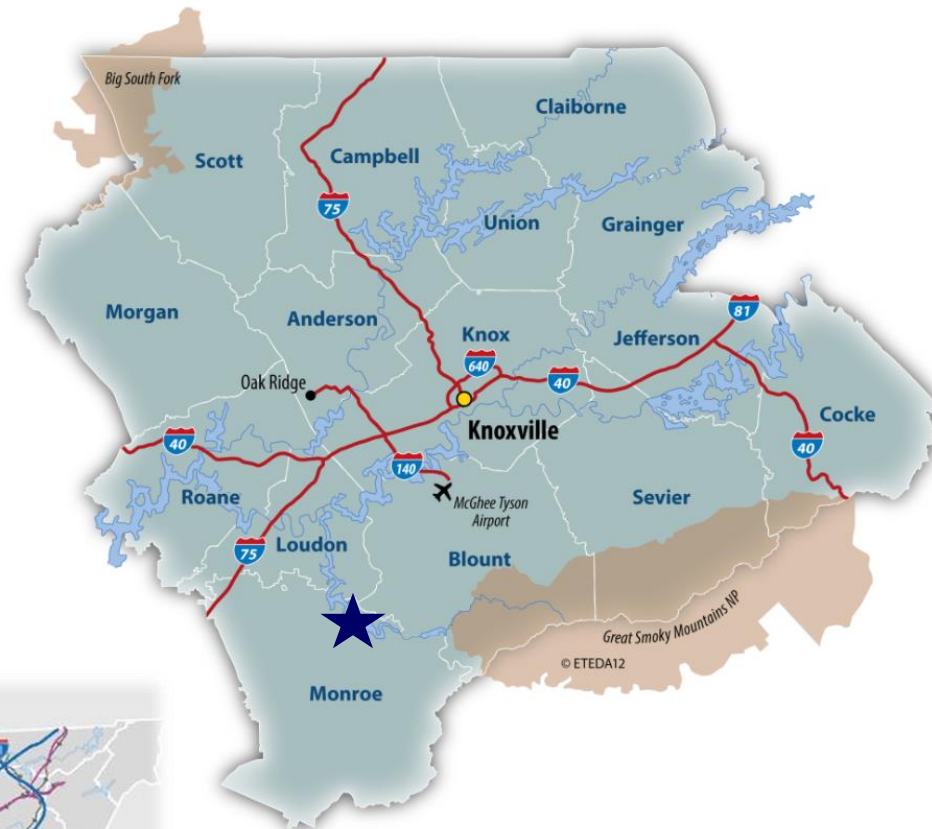
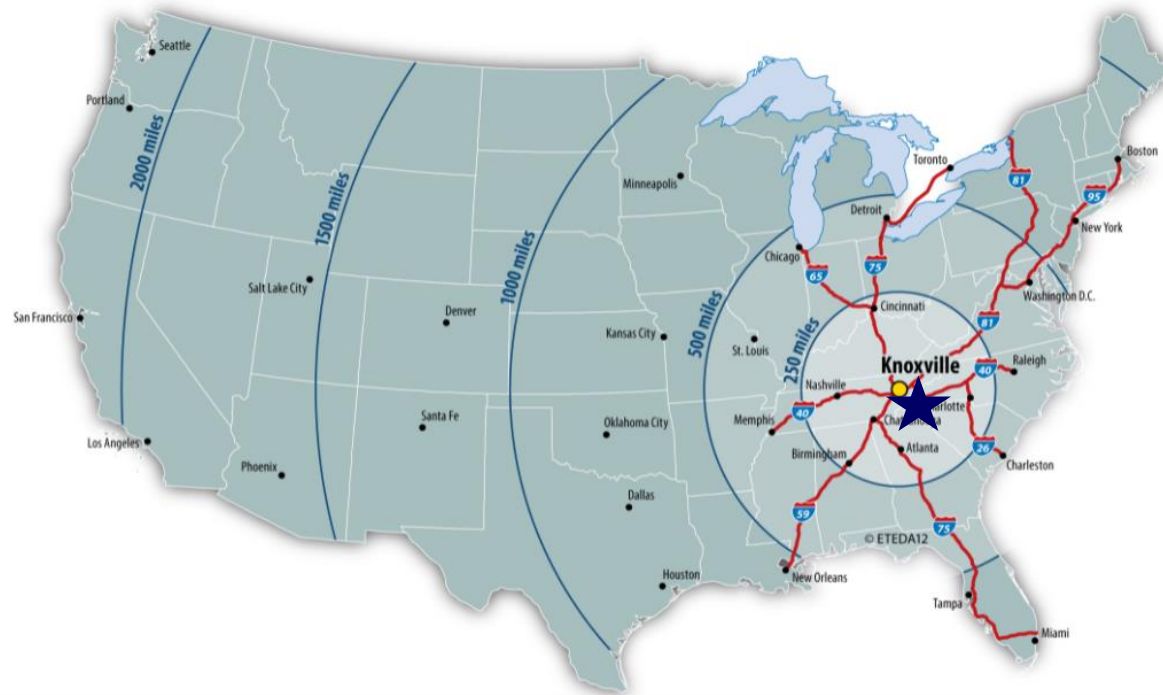
Tellico Reservoir Development Agency  
Bryan Hall, Executive Director  
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**Building Address: 30 Excellence Way  
Vonore, TN 37885**





# Tellico West Industrial Properties



Tellico West Industrial Properties are located in East Tennessee.



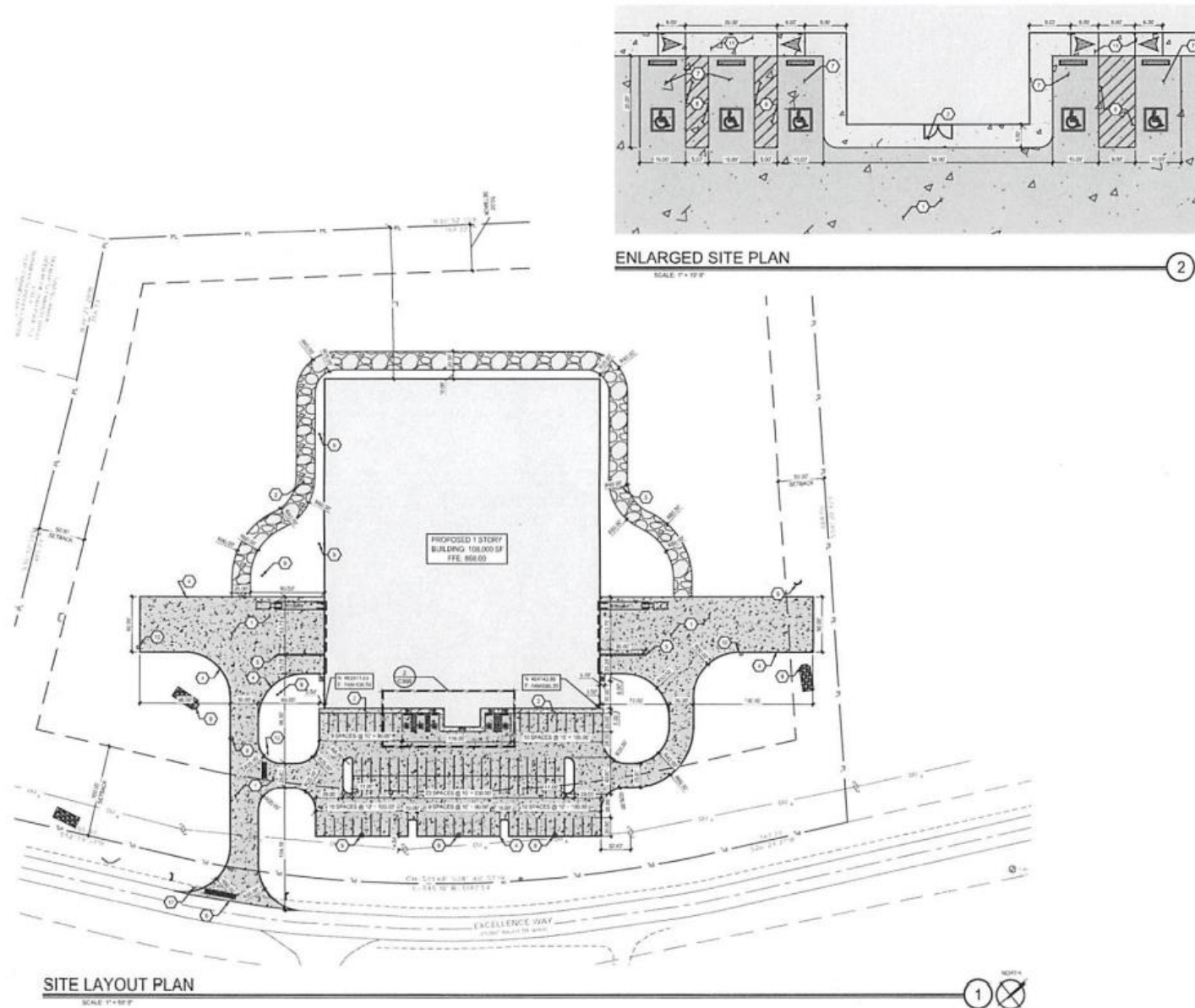


30 Excellence Way  
Vonore, TN 37885



110,000 sq. ft. Industrial Building









## 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

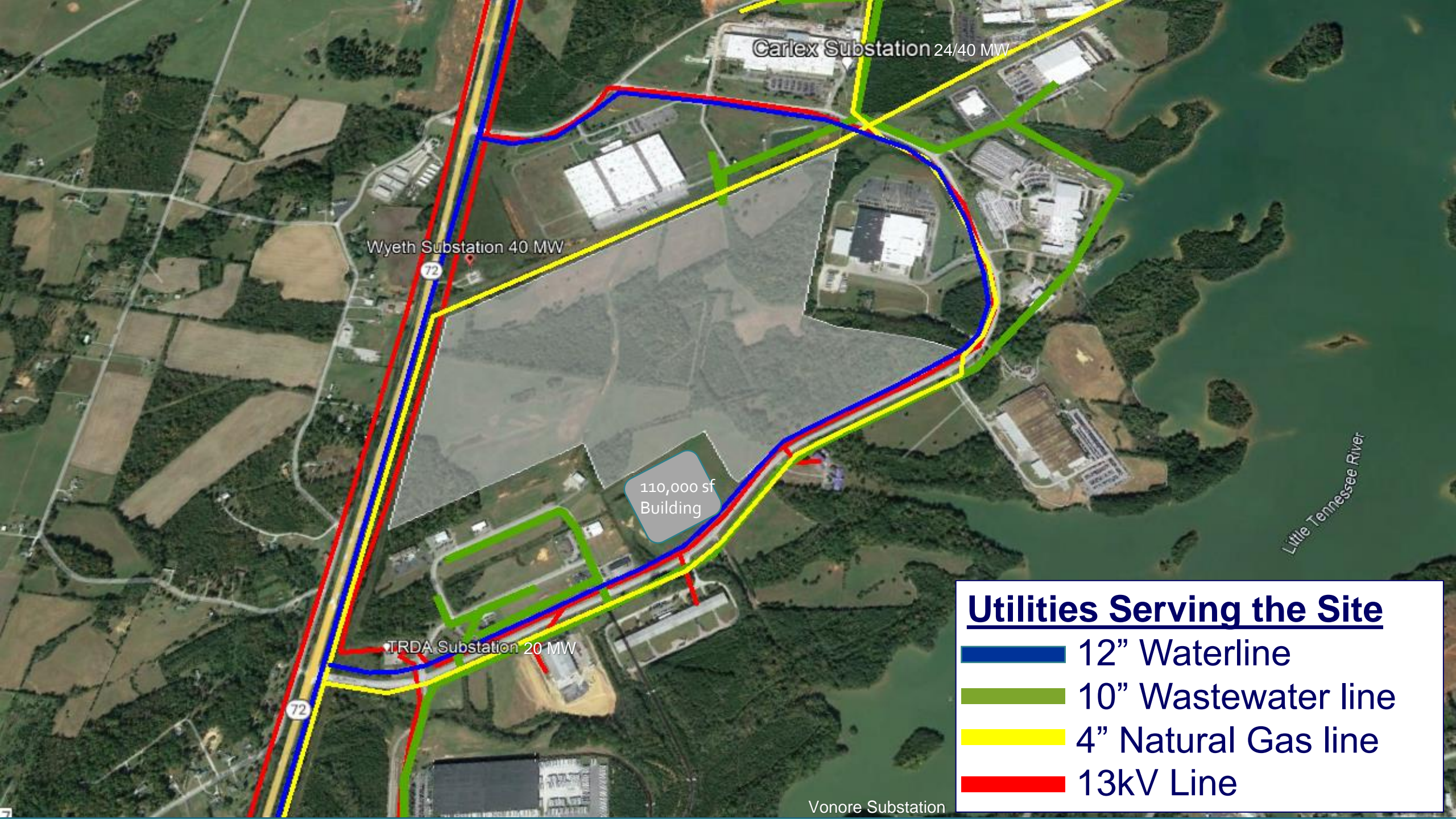
Building Size: 110,000 sf

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# Utilities Map





Carlex Substation 24/40 MW

Wyeth Substation 40 MW

72

110,000 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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