

# Offering Memorandum

## Cherokee Scout Newspaper

Commercial Office &  
Industrial Facility  
Total 14,396 SF

Old Town Brokers – Robin Sargent



# Executive Summary

- Office Building
  - 2 Story Modular Metal, 2007 Construction, Good condition
  - Paved parking with additional parking on adjacent lot
- Industrial Building
  - Single Story, Prefabricated Metal Structure w/ brick front office
  - Mid 1960s Construction, Expanded during 80's Fair Condition
  - Dock high rear door, multi height ceiling 10' – 16', 8" concrete slab
- Location is prominently placed downtown Town of Murphy
  - Offering great views of surrounding mountains and the Hiawassee River
  - Excellent Proximity to city center
- Cherokee Scout Newspaper production/administrative offices for decades.

# Property Highlights

- 5,768 SF Class-B/C two-story office
- 8,628 SF industrial printing/manufacturing building
- Combined 14,396 SF under roof
- HB Zoning & permitted uses
- 1.52 Lot size / acreage
- 60 Parking count ( with grading)
- Infrastructure (town utilities, fiber, 3-phase power)
- Room for growth

# Office Building Breakdown (5,768 SF)

- 2 Story Modular Metal, 2007 Construction, Good condition
  - Hardie board siding, slab foundation, Standing seam roof
- Floor-by-floor layout attached
  - Private offices, conference rooms, reception, kitchen/break areas
- Mechanical systems
  - Multizone HVAC
- Potential reconfiguration for single tenant / multi-tenant
- Photos + floor plans attached

# Industrial Building Breakdown (8,628 SF)

- Historical Cherokee Scout printing facility
- Open-span manufacturing/warehouse area
- Loading dock / roll-up doors
- 10' – 16' Ceiling height / 8" slab specs
- 3 Phase power
- Potential reuse: light manufacturing, fabrication, distribution, flex space
- Photos + floor plans attached

# Highest & Best Use Scenarios

- Tailored to Cherokee County market strength:
- Media / tech / creative studio
- Office + flex conversion
- Storage, distribution, light manufacturing
- Call center or regional operations center
- Mixed-commercial redevelopment
- Multi-family

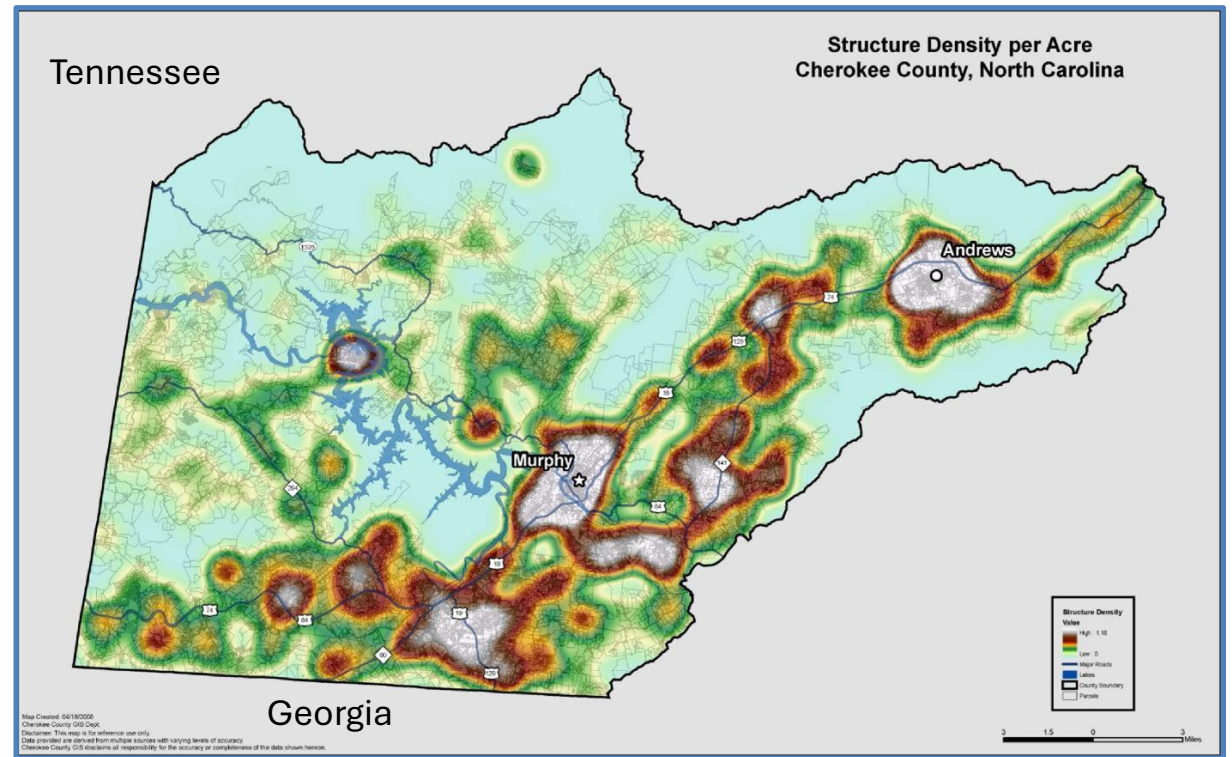
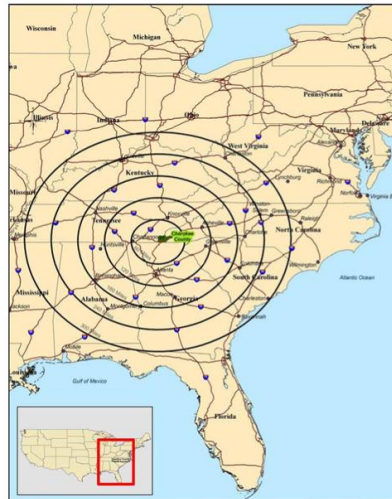
# Cherokee County, Murphy NC Location

- Strategic Western NC location with multi-state reach
- Infrastructure -ready with highway and utility access
- County Population: ~29,800 (above average steady growth)
- Median Household Income: ~\$53,600

## Where is Cherokee County?

### Proximity to Major Markets

Atlanta, Ga	120 mile
Asheville,	110 mile
Chattanooga	100 mile
Greenville	130 mile
Knoxville	104 mile

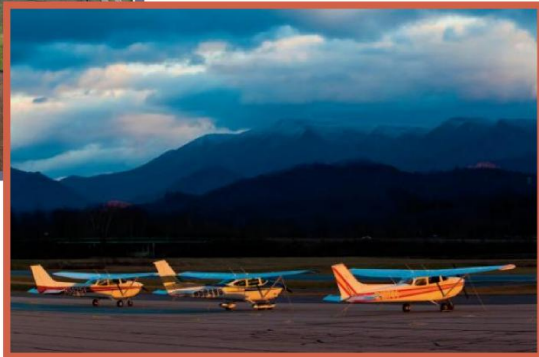


# Western Carolina Regional Airport

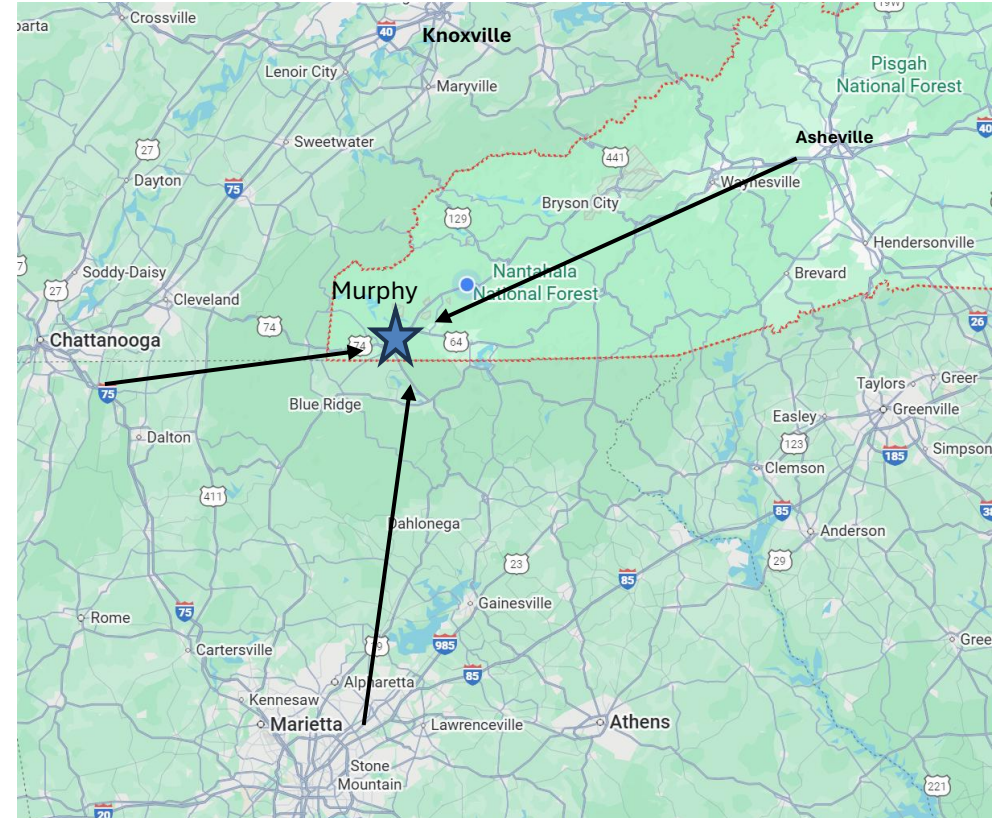


Dimensions: 5500 x 100 ft. / 1676 x 30 m  
AA Identifier: RHP  
Elevation: 1699 ft. / 517.9 m (surveyed)  
Variation: 04W (2000)

Fuel available: 100LL JET-A JET-A1+  
Parking: hangars and tie-downs  
Airframe service: MAJOR  
Powerplant service: MAJOR



Western Carolina Airport  
Easy flight access  
Ability to serve larger aircraft



- Good Proximity to Major Markets
  - I-75 (Atlanta ↔ TN logistics spine)
  - US-64 / US-74 (primary east–west regional corridor)
  - US-129 (Knoxville access)
  - US-74 (Asheville access)



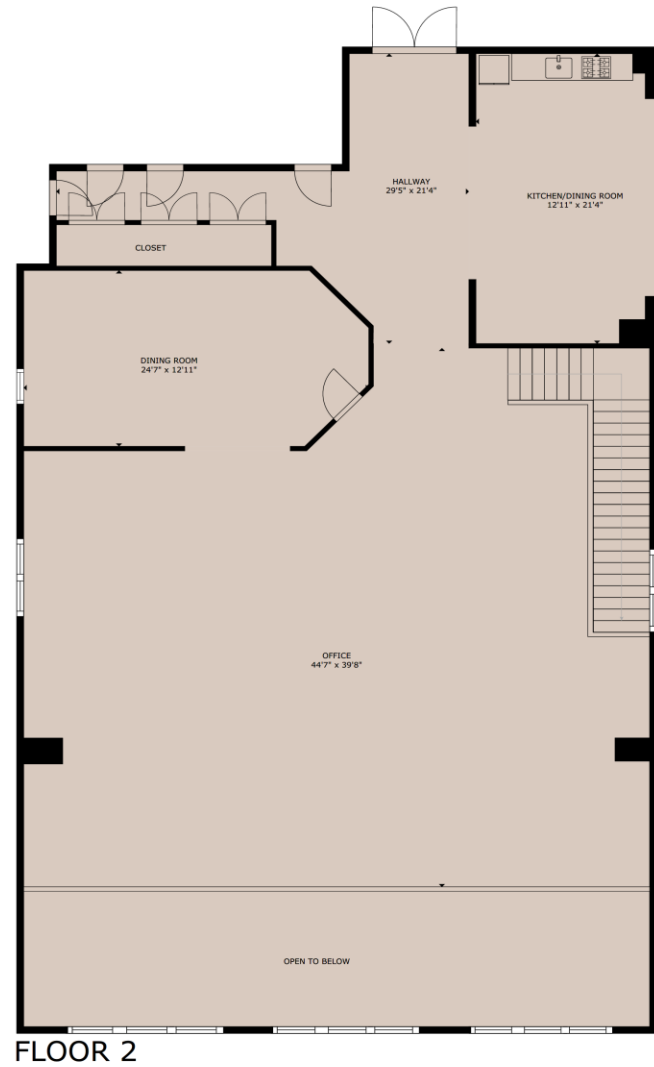
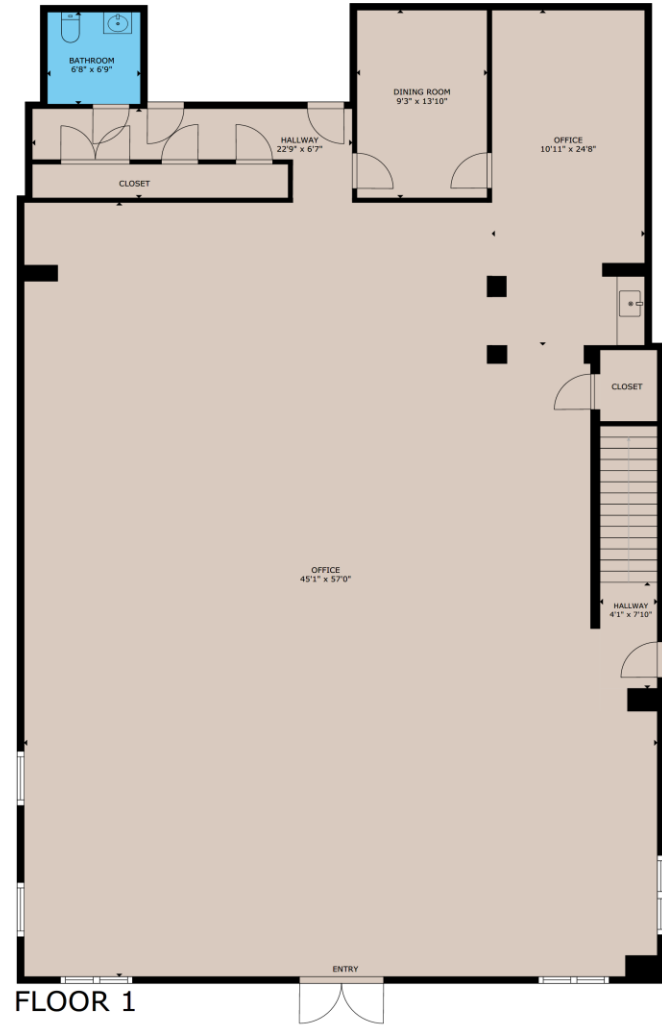
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GROSS INTERNAL AREA  
 FLOOR 1: 3,057 sq. ft, FLOOR 2: 2,544 sq. ft  
 TOTAL: 5,601 sq. ft  
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