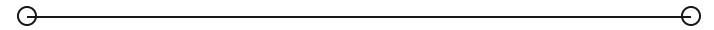


**OFFERING MEMORANDUM**

# 11,520 SF Industrial

**3275 NEWPORT HWY, BLDG 10**

Sevierville, TN 37876-1195



**PRESENTED BY:**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

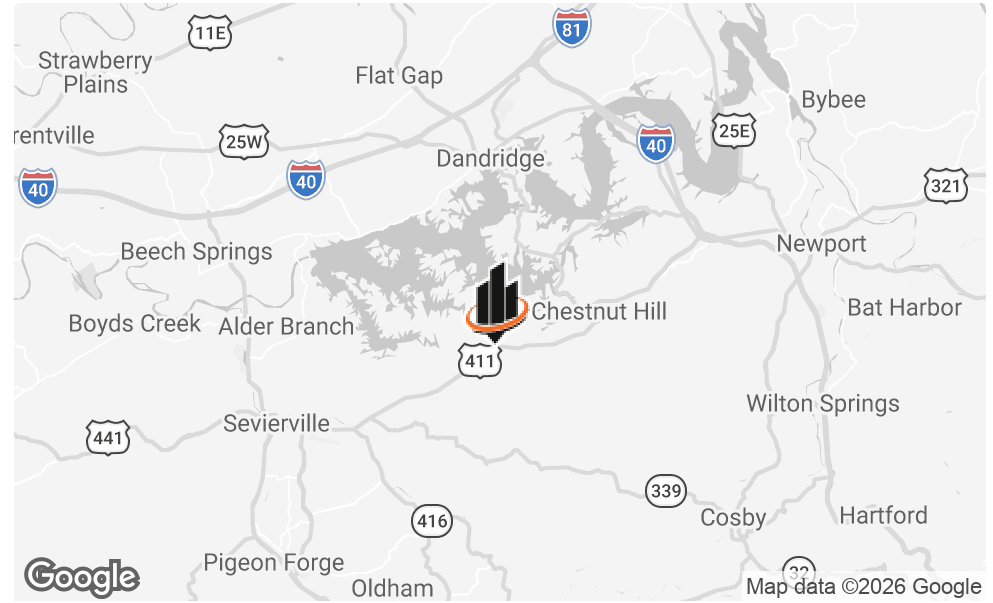


A large white circle with a dashed black border. Inside the circle, there are two smaller circles: one with an orange dot and one with a blue dot. The text 'SECTION 1 Property Information' is centered within the circle.

**SECTION 1**

**Property  
Information**

# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$1,199,000</b>
<b>LEASE RATE</b>	<b>\$9.50 SF/YR</b>

## PROPERTY OVERVIEW

3275 Newport Hwy, Building 10 offers a clean, functional 11,520 SF Industrial facility located within Zelig Industrial Park in Sevierville, TN. The building is well-suited for distribution, light manufacturing, or service users seeking efficient loading, solid clear heights, and modern warehouse improvements. The property includes ±900 SF of fully renovated Office space with a reception area and three private offices. The warehouse features 16'-20' clear heights, LED lighting, and 3-phase power, along with a 6" concrete slab. Loading is versatile with two dock-high doors (10' clear) and two grade-level doors (14' clear), allowing flexibility for shipping, receiving, and equipment access. Located on 0.74 acres and zoned I-1, the property offers strong functionality for a range of Industrial users and is available for sale or lease.

## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	11,520 SF
<b>LOT SIZE:</b>	0.74 Acres
<b>PRICE / SF:</b>	\$104.08
<b>ZONING:</b>	I-1
<b>APN:</b>	030M A 010.00

# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

<b>BUILDING NAME</b>	11,520 SF Industrial   Sevierville, TN
<b>STREET ADDRESS</b>	3275 Newport Hwy, Bldg 10
<b>CITY, STATE, ZIP</b>	Sevierville, TN 37876-1195
<b>COUNTY</b>	Sevier County

## BUILDING INFORMATION

<b>OCCUPANCY %</b>	0.0%
<b>TENANCY</b>	Single
<b>CEILING HEIGHT</b>	20 ft
<b>MINIMUM CEILING HEIGHT</b>	16 ft
<b>OFFICE SPACE</b>	900 SF

## PROPERTY HIGHLIGHTS

- 11,520 SF Industrial
- ±900 SF Office
- 3 private offices
- 16'-20' clear heights
- 3-phase power
- LED lighting
- 2 dock-high doors
- 2 grade-level doors (14')
- 0.74 acres
- I-1 zoning
- 6" concrete slab

**INTERIOR PHOTOS**



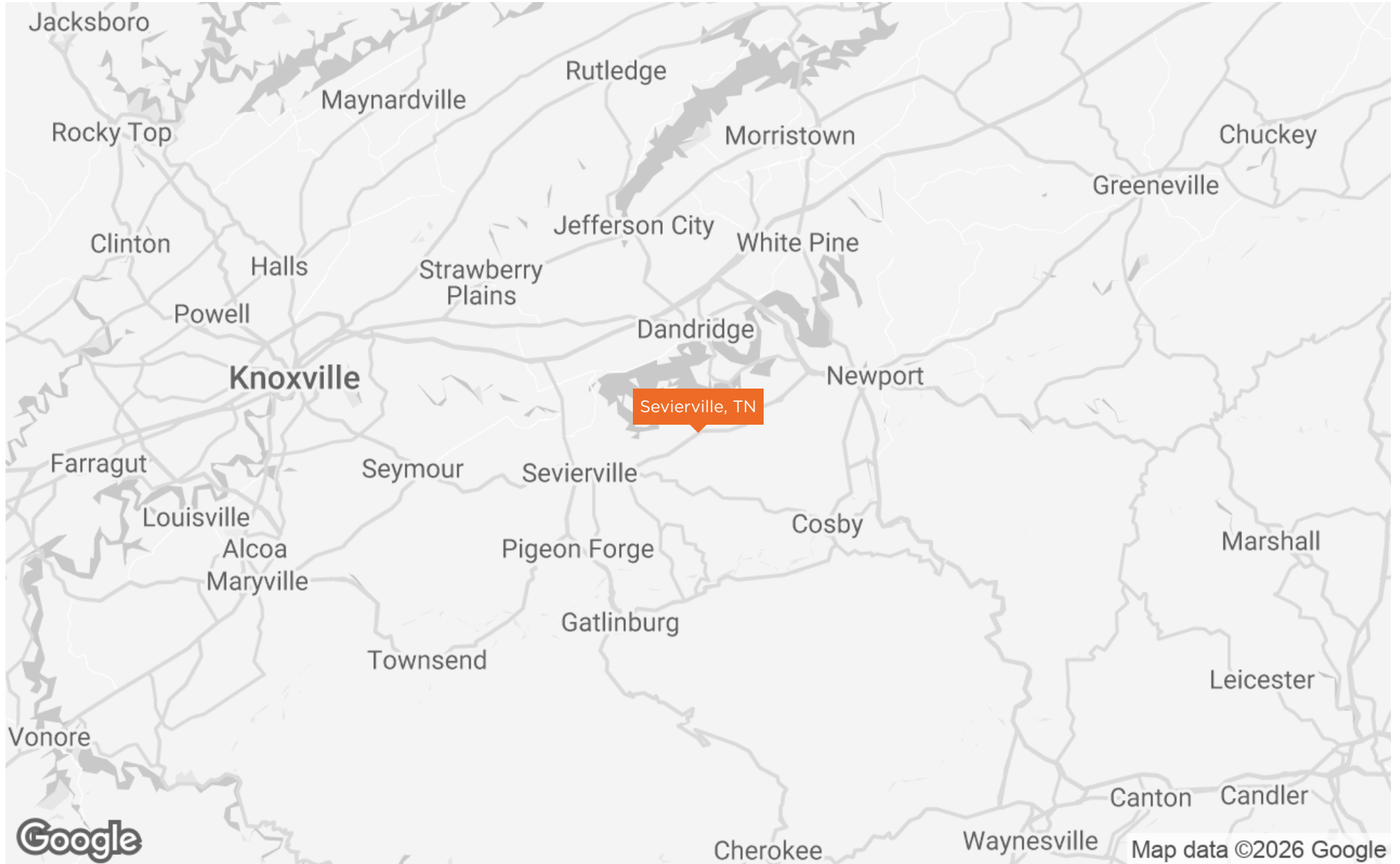


**SECTION 2**  
**Location  
Information**

LOCATION MAP



# REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

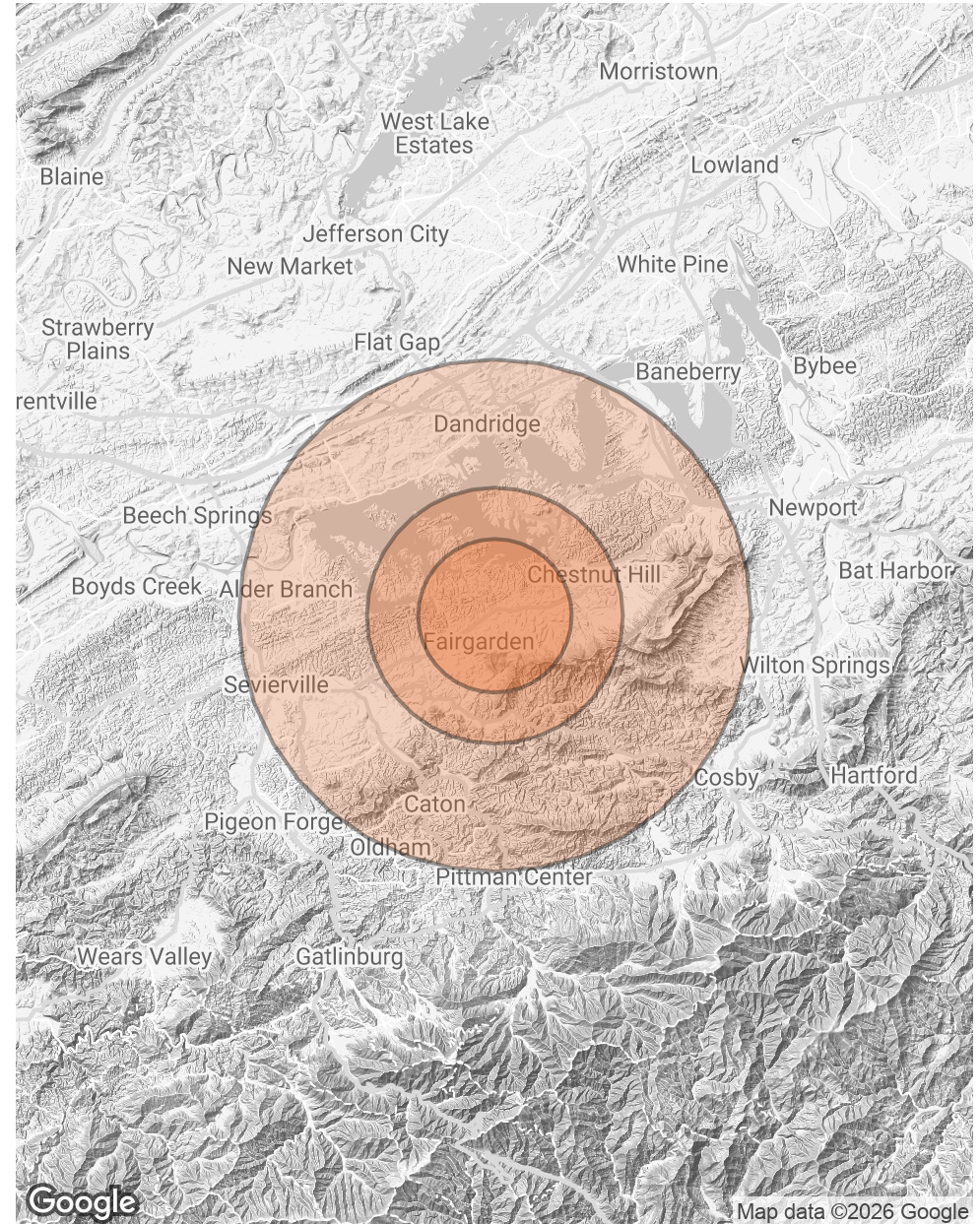
### 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	4,136	10,740	57,976
<b>AVERAGE AGE</b>	46.2	44.9	44.4
<b>AVERAGE AGE (MALE)</b>	40.4	40.7	43.4
<b>AVERAGE AGE (FEMALE)</b>	48.9	48.9	45.9

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,743	4,450	23,288
<b># OF PERSONS PER HH</b>	2.4	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$74,960	\$72,561	\$75,100
<b>AVERAGE HOUSE VALUE</b>	\$274,605	\$251,126	\$258,813

2023 American Community Survey (ACS)



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