

## OFFERING MEMORANDUM

# FULLY LEASED INDUSTRIAL

116 Tellico Industry Road, Tellico Plains, TN 011123

**FOR SALE: \$3,750,000 | 8.6% CAP | \$324,000 NET INCOME**



**108,237 SF | 13.99 AC | BUILT IN 1966**

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## OFFERING MEMORANDUM

# 116 TELLICO INDUSTRY RD

## Tellico Plains TN 011123

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 116 TELLICO INDUSTRY RD

## Tellico Plains, TN 011123

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116 Tellico Industry Road presents a fully leased industrial investment opportunity in Tellico Plains, Tennessee, featuring approximately 108,237 SF of industrial space on an expansive 18.23-acre site. The property is occupied by a long-term single tenant, providing stable in-place cash flow, while an additional ground lease generates supplemental income through annual renewals.

The site includes two adjoining industrial buildings constructed in 1966 and 1987, offering a functional layout suited for manufacturing, warehousing, and distribution operations. Building features include clear heights ranging from 12'8" to 18'3", eight exterior dock-high doors, one drive-in door, truck wells, and a wet sprinkler system, supporting efficient industrial use. Durable masonry construction and flexible infrastructure further enhance the property's long-term utility and tenant appeal.

Strategically positioned within the Tellico Plains industrial market, the property benefits from a substantial land component that supports truck circulation, outdoor storage, and future operational flexibility. Combined with established tenancy, supplemental ground lease income, and versatile industrial improvements, 116 Tellico Industry Road represents an attractive stabilized investment opportunity with reliable cash flow and strong long-term occupancy potential.



# MARKET OVERVIEW

## TELlico PLAINS, TN



Tellico Plains, Tennessee, is a small mountain town in Monroe County positioned in the foothills of the Cherokee National Forest. Originally established as a lumber town, Tellico Plains retains a strong connection to forestry, outdoor recreation, and rural Appalachian heritage, with its economy supported by a mix of local services, small business activity, tourism, manufacturing employment, and regional commuting patterns. The town is best known as the western gateway to the Cherohala Skyway, a scenic corridor connecting Tellico Plains, Tennessee, with Robbinsville, North Carolina, through the Cherokee and Nantahala National Forests. Culturally, Tellico Plains offers a quiet, outdoor-oriented lifestyle centered around mountain recreation, scenic drives, fishing, camping, hiking, motor touring, and access to natural attractions such as the Tellico River, Bald River Falls, Indian Boundary Lake, and the broader Cherokee National Forest. Its historic downtown, local shops, and visitor-oriented businesses support a small-town tourism base while maintaining a rural, community-focused character. Tellico Plains' location provides access to the broader East Tennessee market while remaining removed from larger urban centers. The town sits southeast of Madisonville and south of the Knoxville metro area, with regional connectivity via TN-68, TN-165, and nearby US-411. While not directly interstate-served, Tellico Plains benefits from practical access to I-75, the Knoxville region, Athens, and the Chattanooga corridor, making it a rural market with useful regional reach rather than a tucked-away dead end.



# DEMOGRAPHIC SUMMARY

TELLICO PLAINS, TN

## POPULATION

Tellico Plains

**1,146**

State: Tennessee 7.315 Million

## MEDIAN AGE

Tellico Plains

**34.7 Years**

State: Tennessee 38.9 Years

## MEDIAN HOUSEHOLD INCOME

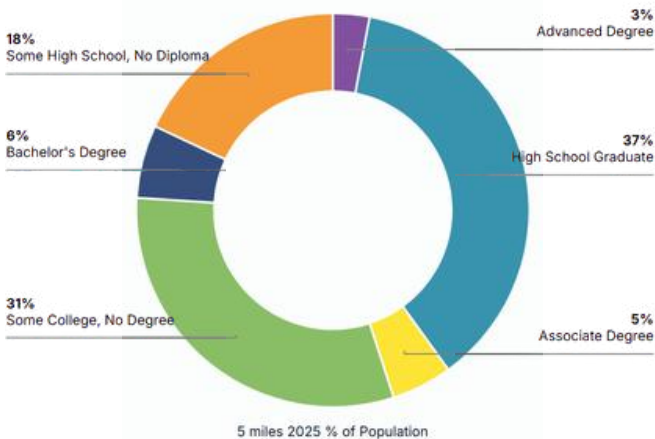
Tellico Plains

**\$66,250**

State: Tennessee \$69,595

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Tennessee at large.



## 2025 STATISTICS

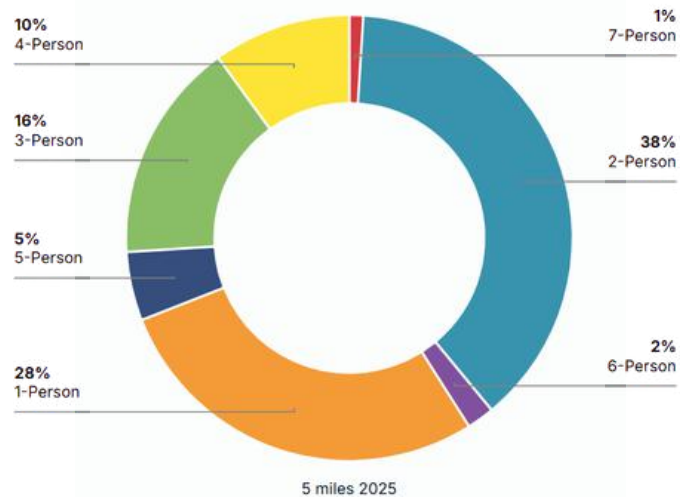
	2 Mile	5 Mile	10 Mile
Population 2025	2,215	6,897	22,144
Total Households	949	2,877	9,060
Avg Household Size	2.3	2.4	2.4
Avg Household Income	\$66,592	\$65,777	\$68,734

## ECONOMIC INDICATORS

**3.5%** Tellico Plains Unemployment Rate

**4.3%** U.S. Unemployment Rate

## HOUSEHOLDS



Tellico Plains

**442**

State: Tennessee 2.82 Million



Average Household Size



# LOCATION OVERVIEW



## HIGHWAY ACCESS

**TN-68** – Primary north-south corridor through Tellico Plains; connects north toward Madisonville, Sweetwater, and I-75, and south toward Ducktown and the southeastern Tennessee/north Georgia region. The U.S. Forest Service notes access from I-75 via Exit 60 and TN-68 south into Tellico Plains.

**TN-165 / Cherohala Skyway** – Scenic east-west route beginning in Tellico Plains and extending east through the Cherokee National Forest toward Robbinsville, North Carolina. The route supports tourism, motorcycle traffic, recreation access, and regional connectivity across the Tennessee-North Carolina mountains.

**US-411** – Regional north-south route accessible west of Tellico Plains via Madisonville and Vonore; provides connectivity toward Maryville/Knoxville to the northeast and Etowah/Cleveland to the southwest.

**I-75** – Major interstate corridor located northwest of Tellico Plains, reachable via TN-68 through Sweetwater. I-75 provides north-south access to Knoxville, Chattanooga, Atlanta, and broader freight and commuter routes across East Tennessee.

**US-129** – Regional route accessible northwest through Monroe/Loudon County; provides access toward Maryville, Alcoa, and the Knoxville airport area, as well as scenic mountain routes near the Tennessee-North Carolina border.



## AIRPORT PROXIMITY

**Tellico Plains Municipal Airport (85TN):** This private-use municipal airport is the closest aviation facility to the town. The airport supports private and general aviation activity and operates without a control tower; permission is required prior to landing. Its immediate proximity provides convenient local air access for small aircraft.

**Monroe County Airport (MNV):** Located in Madisonville, approx. 17 miles northwest of Tellico Plains, this public-use general aviation airport is the closest local airfield serving Monroe County. It supports private aviation and smaller aircraft operations, making it useful for local business, recreational, and corporate aviation needs.

**McGhee Tyson Airport (TYS):** Located near Alcoa/Knoxville, approx. 43 miles north of Tellico Plains, this is the closest major commercial airport. TYS serves East Tennessee with commercial, cargo, military, and general aviation operations.

**McMinn County Airport (MMI):** Located near Athens, approx. 27 miles southwest of Tellico Plains, this general aviation airport provides another nearby option for private and business aircraft. Its location near Athens and I-75 makes it useful for access to the southern Monroe County and McMinn County market.

**Chattanooga Metropolitan Airport (CHA):** Located approx. 70 miles southwest of Tellico Plains, CHA provides another commercial airport option with regional and connecting service. While farther than McGhee Tyson, it offers access to the Chattanooga metro area and may be convenient for users traveling along the I-75 corridor.

# SITE OVERVIEW

## SITE

Property Type:	Industrial
Class:	B
Year Built:	1966, addition in 1987
Total SF:	108,237 SF Total
Acres:	13.99
Clear Height:	12'8" to 18'3"
Docks:	8
Drive Ins:	1
Parking:	161 Surface Spaces

### Capital Improvements:

Recent improvements include roof (with warranty), new interior/exterior paint, new LED lighting fixtures, bathroom/plumbing updates, new partial HVAC, and parking lot repairs.





# INPLACE TENANT INCOME

## TENANT #1

LED 1/2029

**\$300,000**

The property is fully leased to a long-term tenant under a current NNN lease structure generating \$300,000 in annual rent. A scheduled rent escalation in 2028 will increase annual rent to \$336,000, further enhancing the property's long-term income profile.

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## TENANT #2

ANNUAL

**\$24,000**

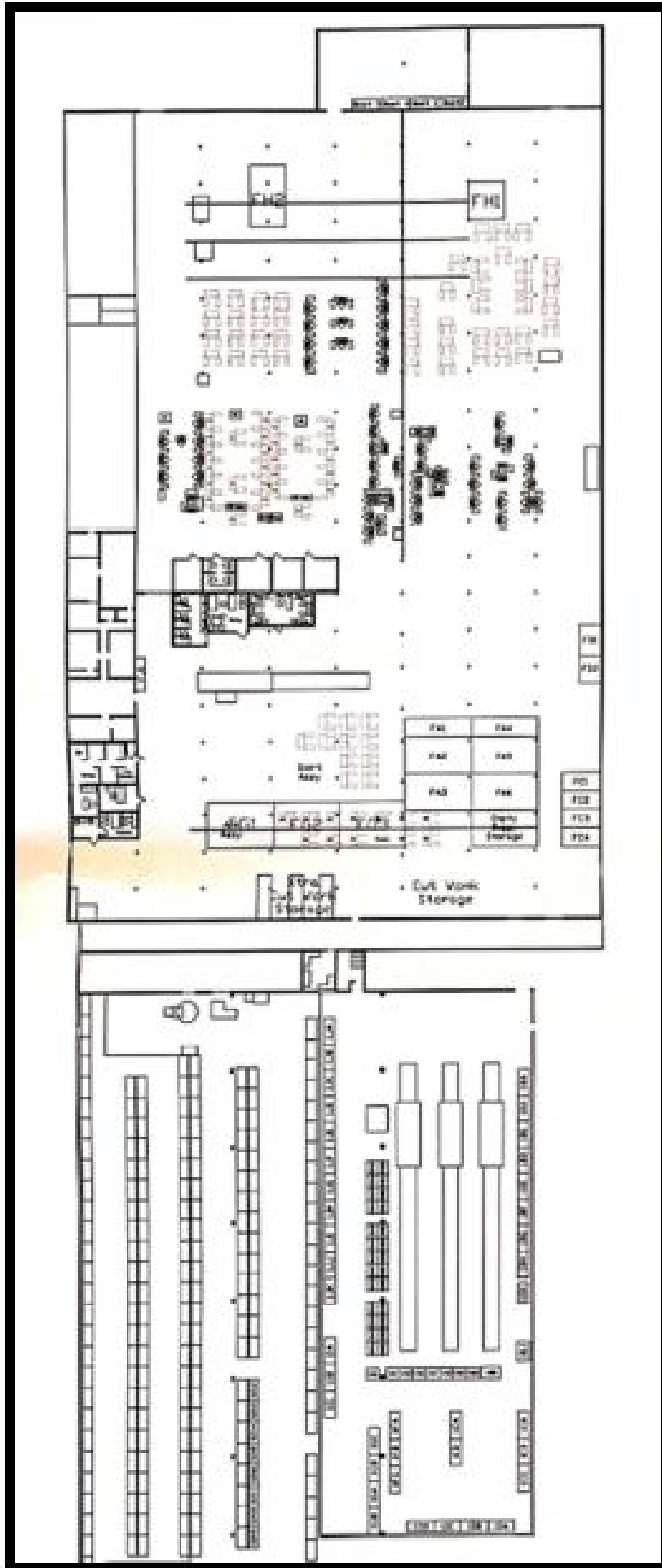
Current Ground Lease generates \$24,000 in annual rent.

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**TOTAL INCOME**

**\$324,000**

# SUBJECT SKETCH







**7X** TOP SALES  
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