

Offering Memorandum



11,520 SF Industrial | Sale or Lease
3275 NEWPORT HWY, BLDG 10, Sevierville, TN 37876

PRESENTED BY



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Offering Memorandum

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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.



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LEE & ASSOCIATES
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PROPERTY INFORMATION



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY SUMMARY

SALE PRICE:	Negotiable
LEASE RATE:	\$8.00 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	11,520 SF
LOT SIZE:	0.74 Acres
ZONING:	I-1
APN:	030M A 010.00



PROPERTY SUMMARY

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.





LOCATION INFORMATION

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

BUILDING INFORMATION

TENANCY:	Single
CEILING HEIGHT:	20 ft
MINIMUM CEILING HEIGHT:	16 ft
OFFICE SPACE:	900 SF

PROPERTY HIGHLIGHTS

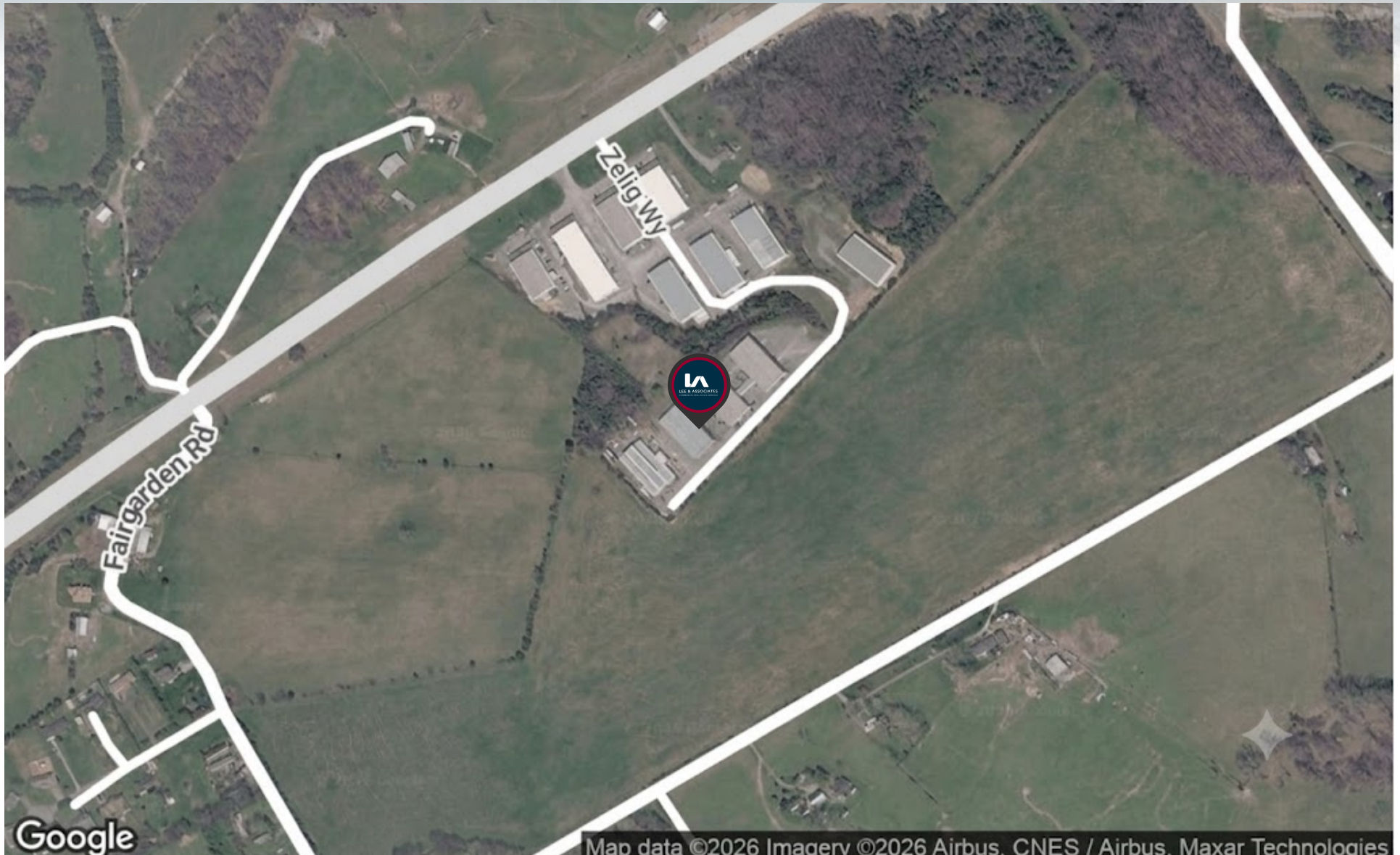
- 11,520 SF Industrial
- ±900 SF Office
- 3 private offices
- 16'–20' clear heights
- 3-phase power
- LED lighting
- 2 dock-high doors
- 2 grade-level doors (14')
- 0.74 acres
- I-1 zoning
- 6" concrete slab



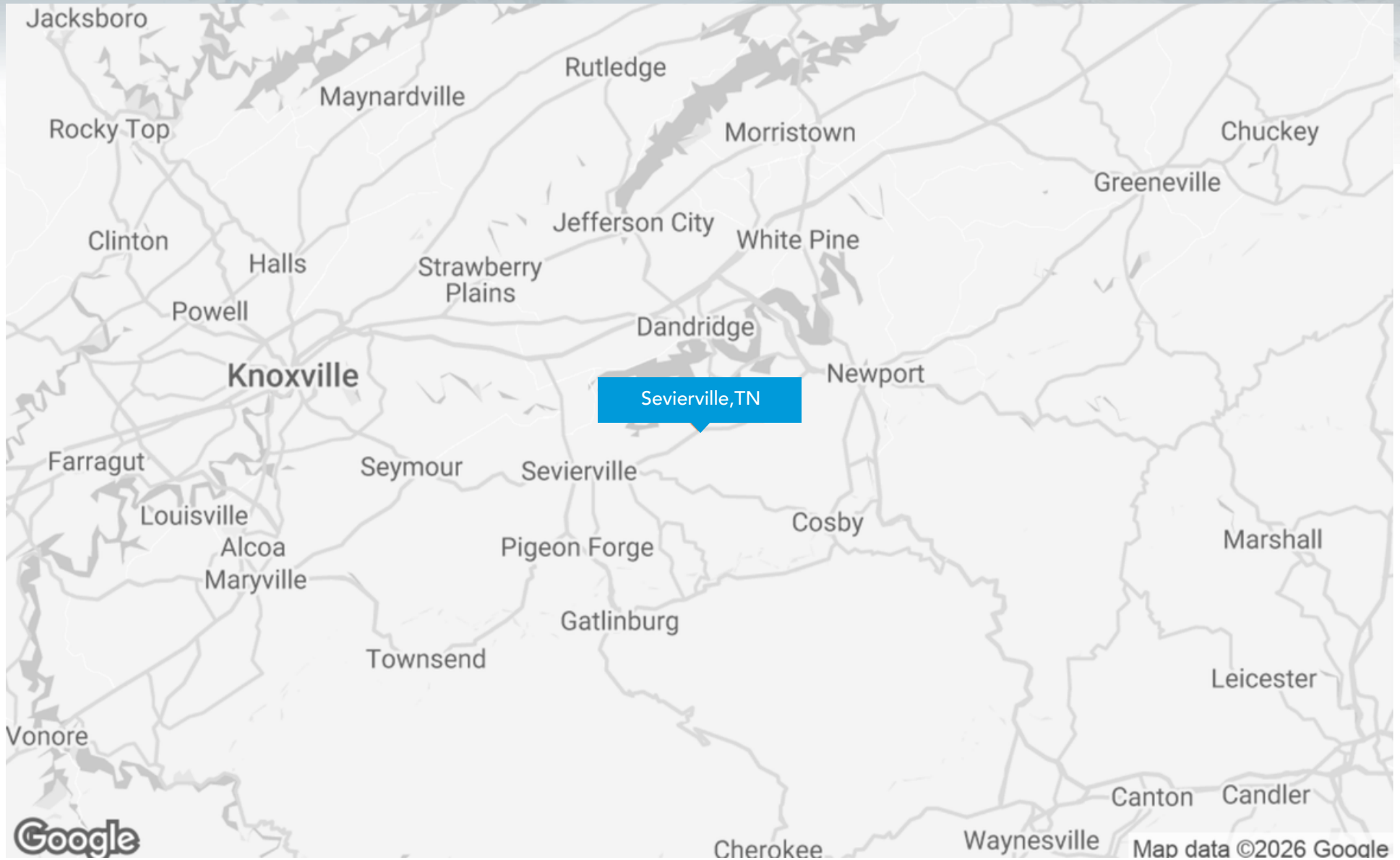
ADDITIONAL PHOTOS



LOCATION MAP



REGIONAL MAP

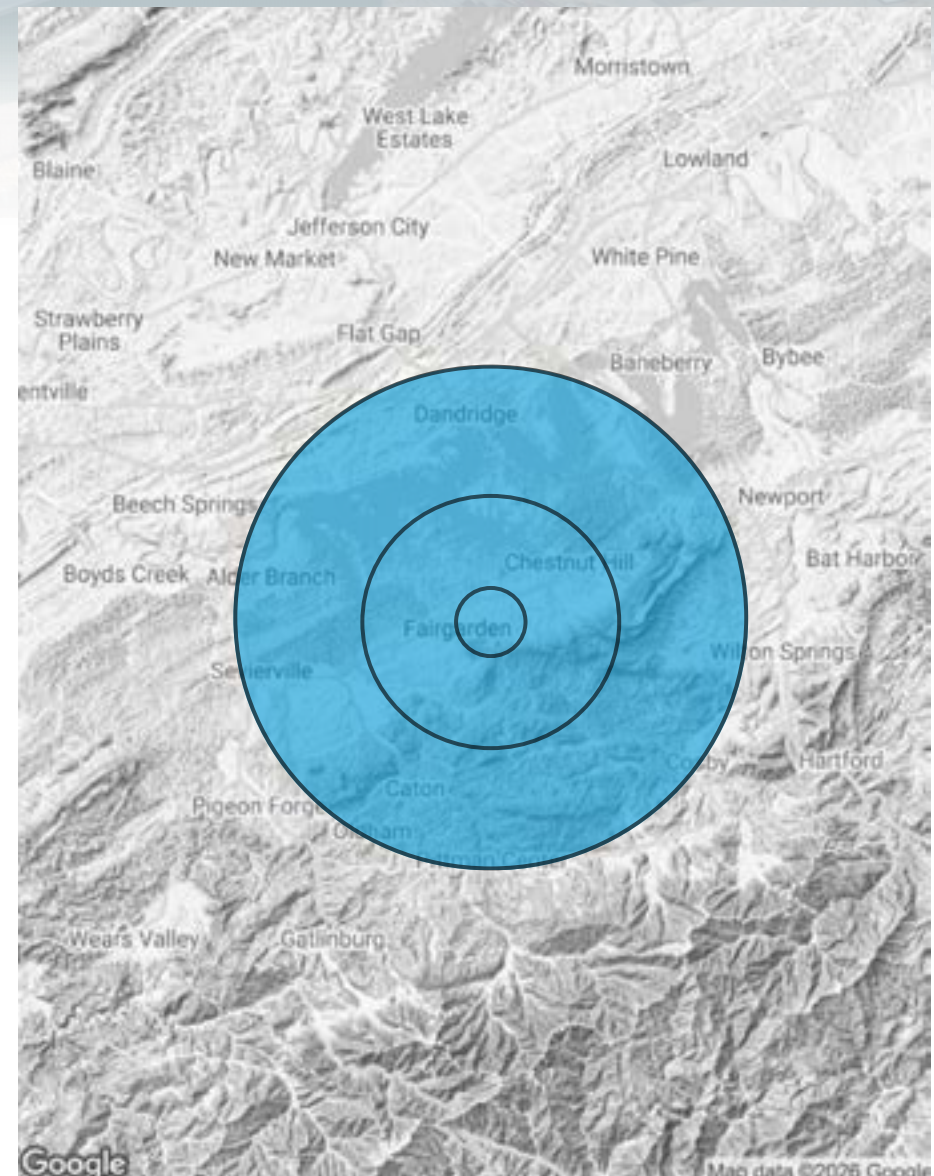


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILE
TOTAL POPULATION	4,136	10,740	57,976
AVERAGE AGE	46.2	44.9	44.4
AVERAGE AGE (MALE)	40.4	40.7	43.4
AVERAGE AGE (FEMALE)	48.9	48.9	45.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILE
TOTAL HOUSEHOLDS	1,743	4,450	23,288
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$74,960	\$72,561	\$75,100
AVERAGE HOUSE VALUE	\$274,605	\$251,126	\$258,81

2023 American Community Survey (ACS)



FOR MORE INFORMATION



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