

**OFFERING MEMORANDUM**  
**Oneida Industrial  
Facility**

**385 ONE INDUSTRIAL PARK ROAD**

Oneida, TN 37841

**PRESENTED BY:**

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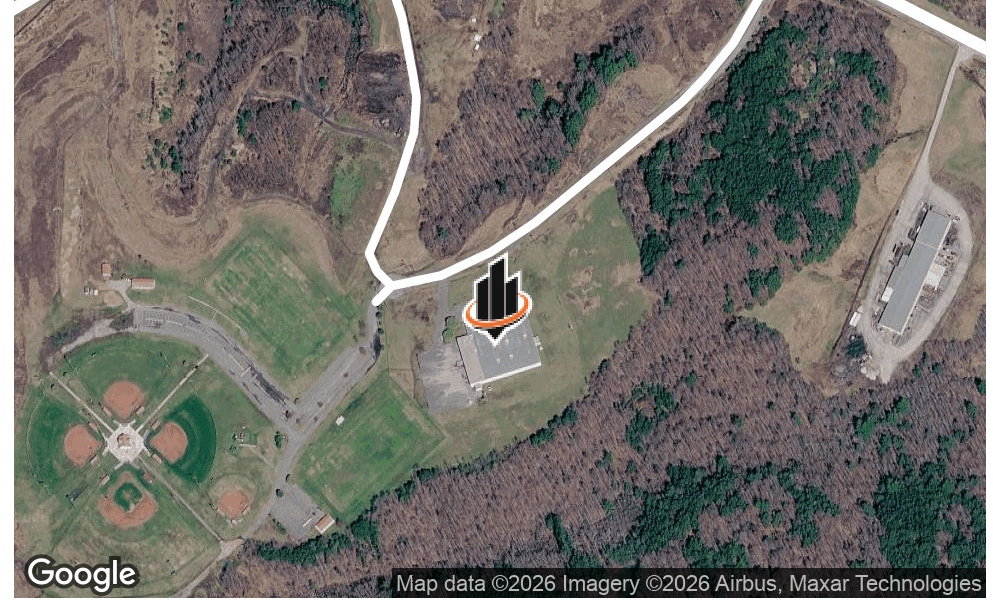
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**SECTION 1**  
Property  
Information

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,750,000
<b>LEASE RATE:</b>	\$5.25 SF/yr (NNN)
<b>BUILDING SIZE:</b>	37,726 SF
<b>AVAILABLE SF:</b>	37,726 SF
<b>LOT SIZE:</b>	18.47 Acres
<b>PRICE / SF:</b>	\$72.89

### PROPERTY OVERVIEW

The subject site features a 37,726 square foot industrial facility with 4,437 SF of finished office space. The building is fully climate-controlled and built on 8-inch reinforced concrete floors with 30'x50' column spacing, suitable for heavy machinery and equipment.

Electrical service is 1200A 480V/277V with bus bar distribution, allowing for flexible equipment placement throughout the facility. Compressed air lines are installed building-wide. The roof is a single slope with 16'4' to the low eave and 20' to the high eave.

Access includes two drive-in doors (12'x12' and 12'x14'), along with a large covered loading area featuring two 8'x10' dock-high doors. There are approximately 6 additional acres suitable for expansion or lay-down yard.

### PROPERTY HIGHLIGHTS

- 37,726 SF
- 4,437 SF finished office space
- Ample power
- Facility expansion possible

## COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

<b>BUILDING NAME</b>	Oneida Industrial Facility
<b>STREET ADDRESS</b>	385 One Industrial Park Road
<b>CITY, STATE, ZIP</b>	Oneida, TN 37841
<b>COUNTY</b>	Scott

## PROPERTY HIGHLIGHTS

- 37,726 total SF
- 4,437 SF finished office space
- Large loading area
- Facility expansion possible
- 30'x50' column spacing
- 1200A 480V/277V with bus bar distribution
- 16'4' to the low eave and 20' to the high eave
- Two drive-in doors (12'x12' and 12'x14')
- Two 8'x10' dock-high doors

**ADDITIONAL PHOTOS**



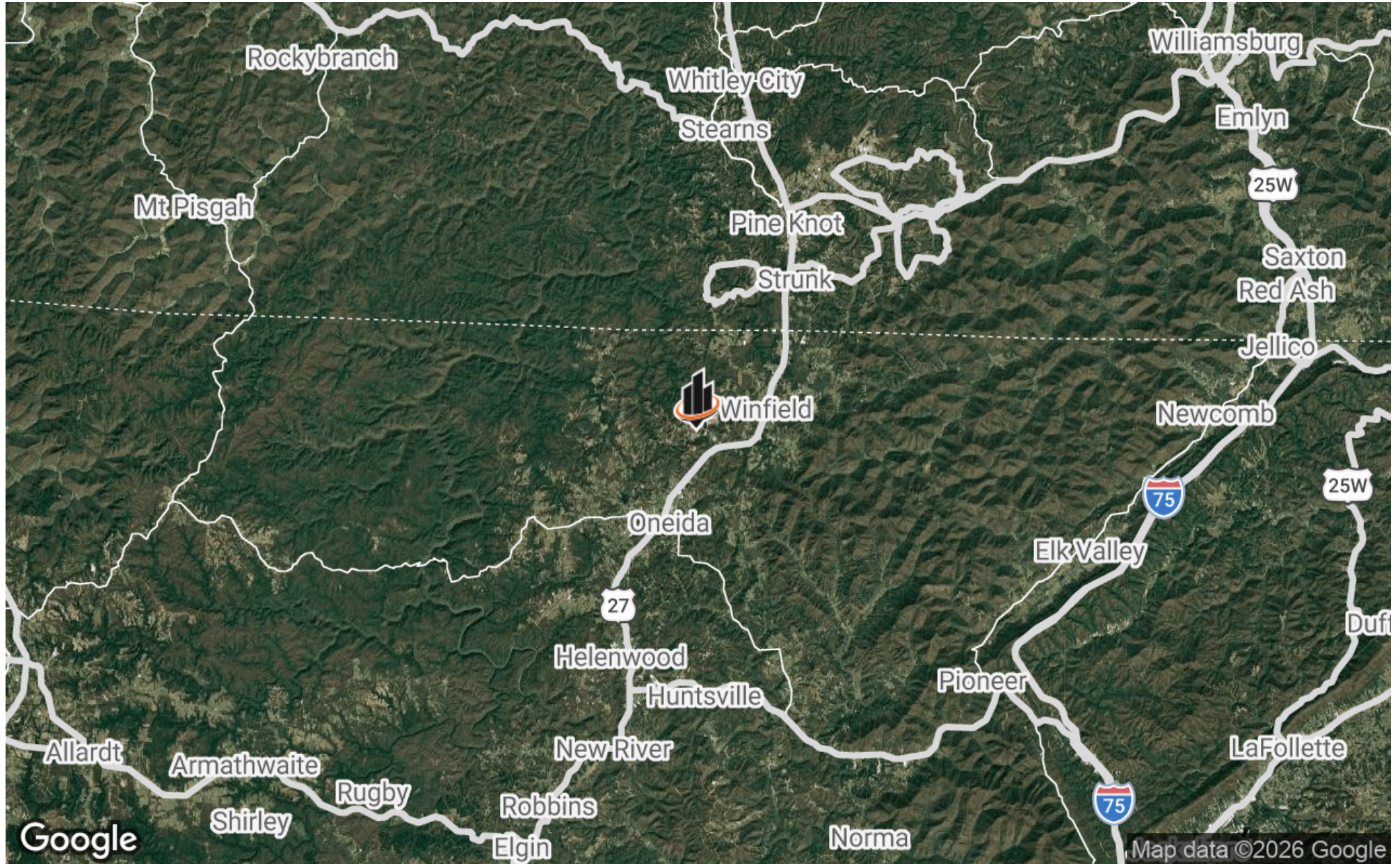
**ADDITIONAL PHOTOS**



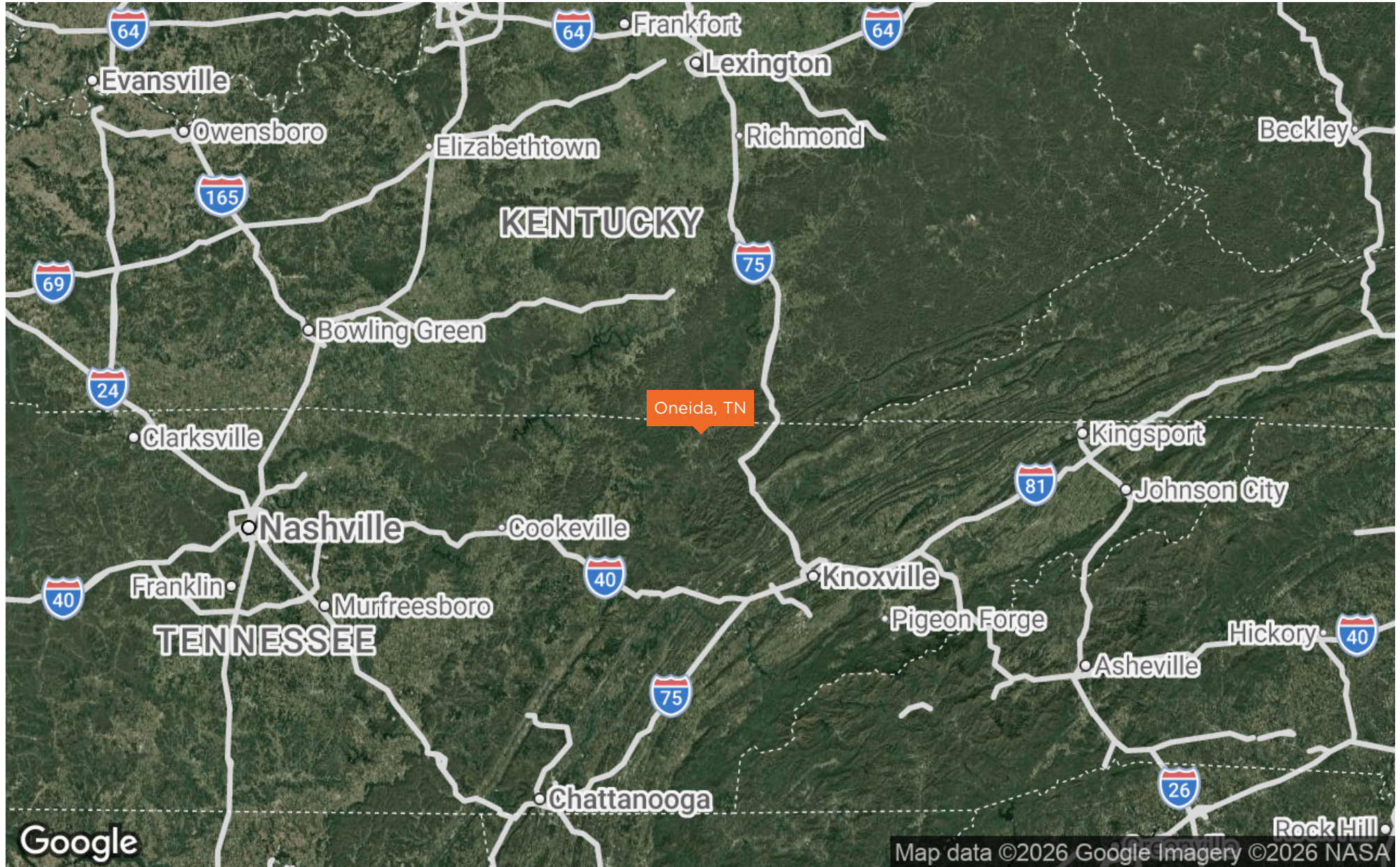


**SECTION 2**  
Location  
Information

# LOCATION MAP



# REGIONAL MAP





# SCOTT COUNTY WORKFORCE SNAPSHOT

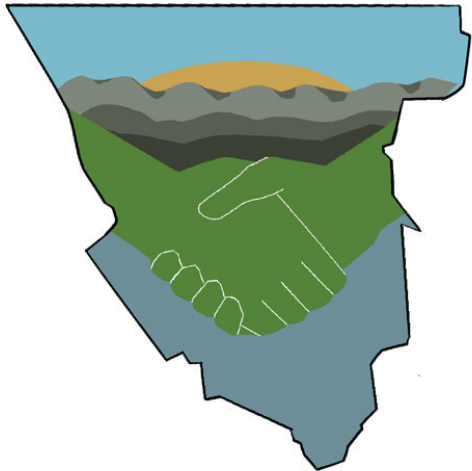
<b>~9,100</b> Active Labor Force <i>Scott County (2025)</i>	<b>3.9%</b> Unemployment Rate <i>Dec 2025 (county)</i>	<b>~8,700</b> Employed Workers <i>Year over Year +11.7%</i>	<b>#1</b> Top Industry <i>Manufacturing</i>
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Manufacturing is the largest private-sector employer in Scott County, making Oneida a natural fit for industrial operators seeking an experienced and work-ready labor pool.

# LABOR COST ADVANTAGE

<b>\$44.7k</b> Median HHI <i>Scott County (ACS 2024)</i>	<b>\$27.68</b> Mean Wage <i>Knoxville MSA</i>	<b>79.3</b> Cost of Living Index <i>Oneida (U.S. avg = 100)</i>
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Scott County wages run well below state and national benchmarks, offering manufacturers a meaningful structural cost advantage. With a median household income roughly two-thirds of the Tennessee state figure, employers can attract dependable workers at wages that remain highly competitive for employees given the region's extremely low cost of living.



# DEMOGRAPHICS MAP & REPORT

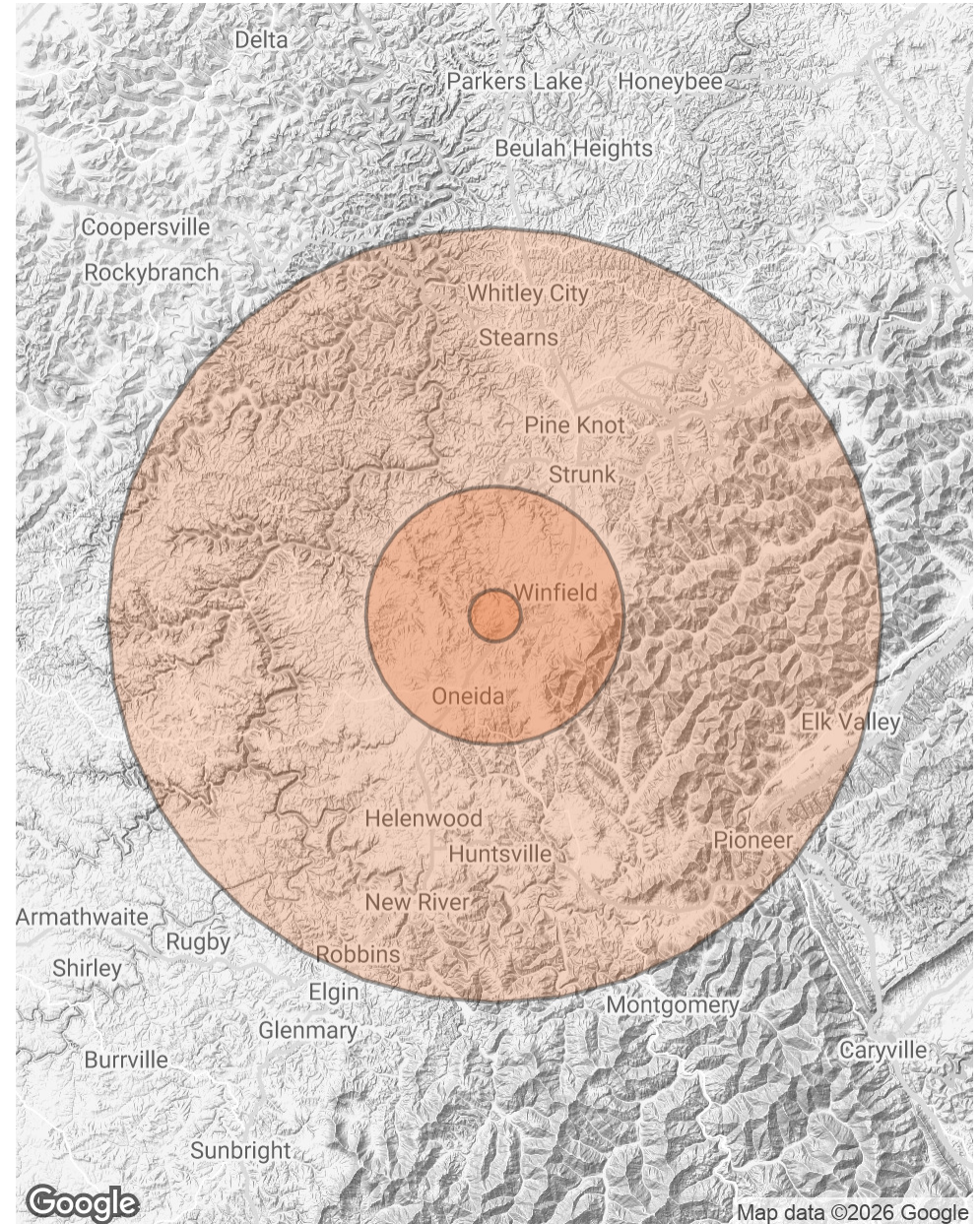
## POPULATION

	1 MILE	5 MILES	15 MILES
<b>TOTAL POPULATION</b>	106	8,500	34,794
<b>AVERAGE AGE</b>	40	40	41
<b>AVERAGE AGE (MALE)</b>	38	39	40
<b>AVERAGE AGE (FEMALE)</b>	41	41	42

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	15 MILES
<b>TOTAL HOUSEHOLDS</b>	44	3,417	13,238
<b># OF PERSONS PER HH</b>	2.4	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$53,898	\$57,952	\$56,816
<b>AVERAGE HOUSE VALUE</b>	\$152,028	\$160,218	\$144,757

*Demographics data derived from AlphaMap*



## DISCLAIMER

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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