## INDUSTRIAL SPACE FOR LEASE

116 Tellico Industry Rd, Tellico Plains, TN 37385





### PROPERTY DETAILS

| Building SF:    | 60,000 |
|-----------------|--------|
| Lot Size:       | 13.99  |
| Graded Levels:  | 1      |
| Dock Doors:     | 8      |
| Ceiling Height: | 18'6   |
| Zoning:         | IND    |
| Year Built:     | 1966   |

### PROPERTY SUMMARY

Located at 116 Tellico Industry Rd, this 60,000 SF industrial warehouse space sits on 13.99 acres. The building, renovated in 1970, features a ceiling height of 18'6", four dock doors, one grade-level door, and ample power. Situated in a region home to prominent boating manufacturers like Mastercraft, Malibu, and Yamaha, the property offers a low-cost business environment in a picturesque rural setting. Fully fenced, it's conveniently located 47 miles from McGhee Tyson Airport.



### Phillip Bogan 315-744-6061

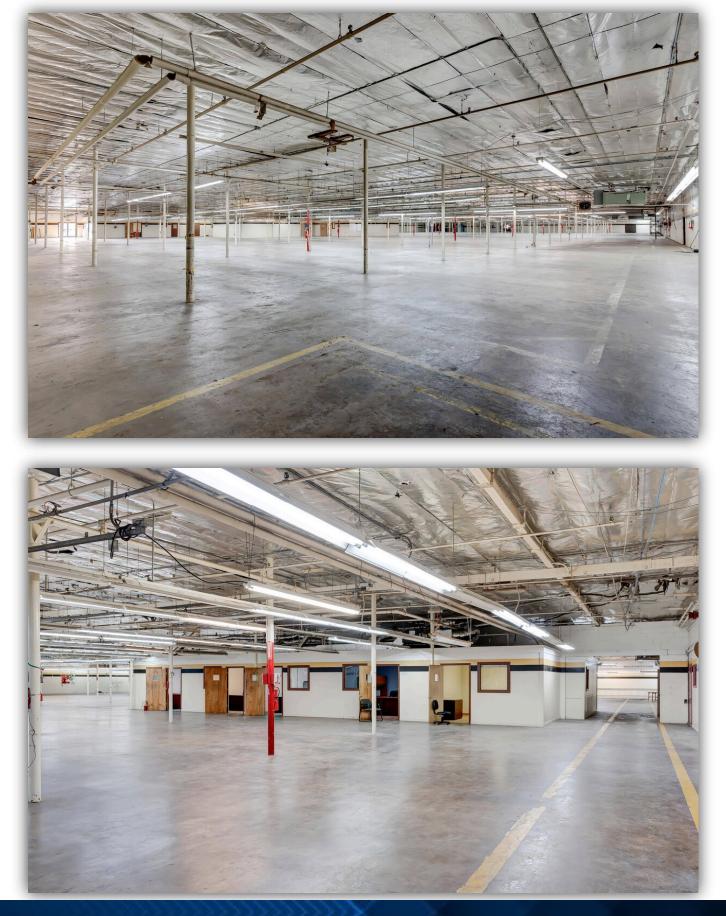


phillip@ironhornenterprises.com

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