

OFFERING MEMORANDUM

11,520 SF Industrial

3275 NEWPORT HWY, BLDG 10

Sevierville, TN 37876-1195



PRESENTED BY:

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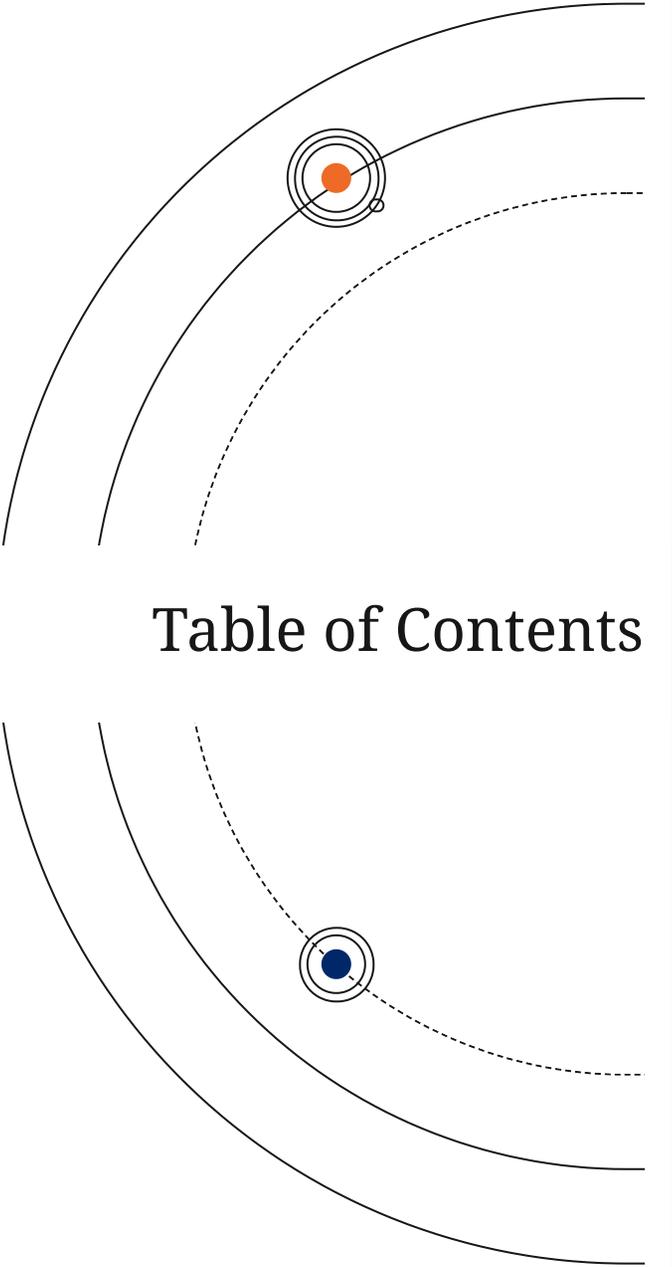


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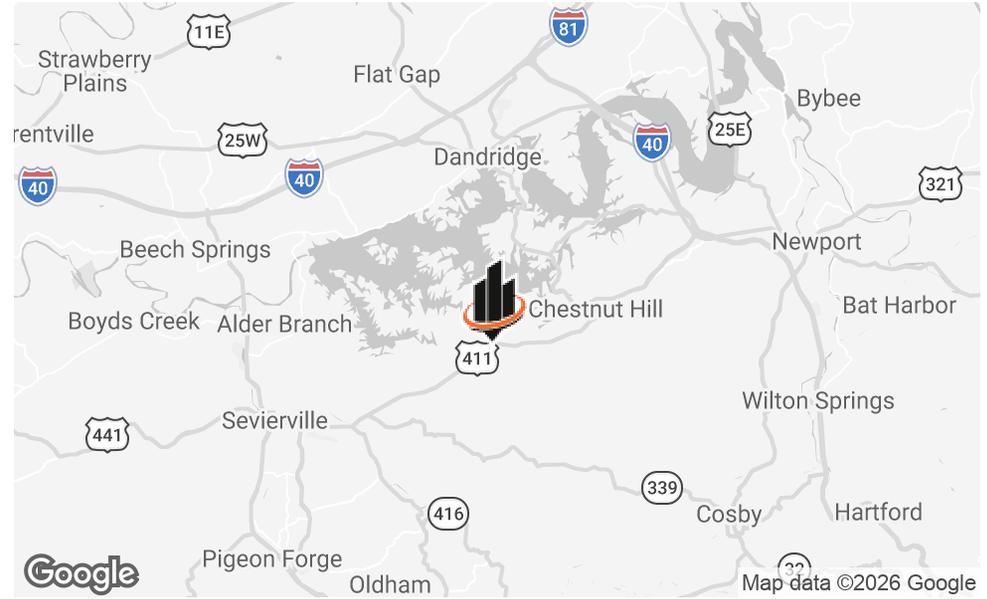
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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



SECTION 1
**Property
Information**

PROPERTY SUMMARY



SALE PRICE	\$1,299,000
LEASE RATE	\$11.00 SF/YR

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

BUILDING SIZE:	11,520 SF
LOT SIZE:	0.74 Acres
PRICE / SF:	\$112.76
ZONING:	I-1
APN:	030M A 010.00

COMPLETE HIGHLIGHTS



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

OCCUPANCY %	0.0%
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

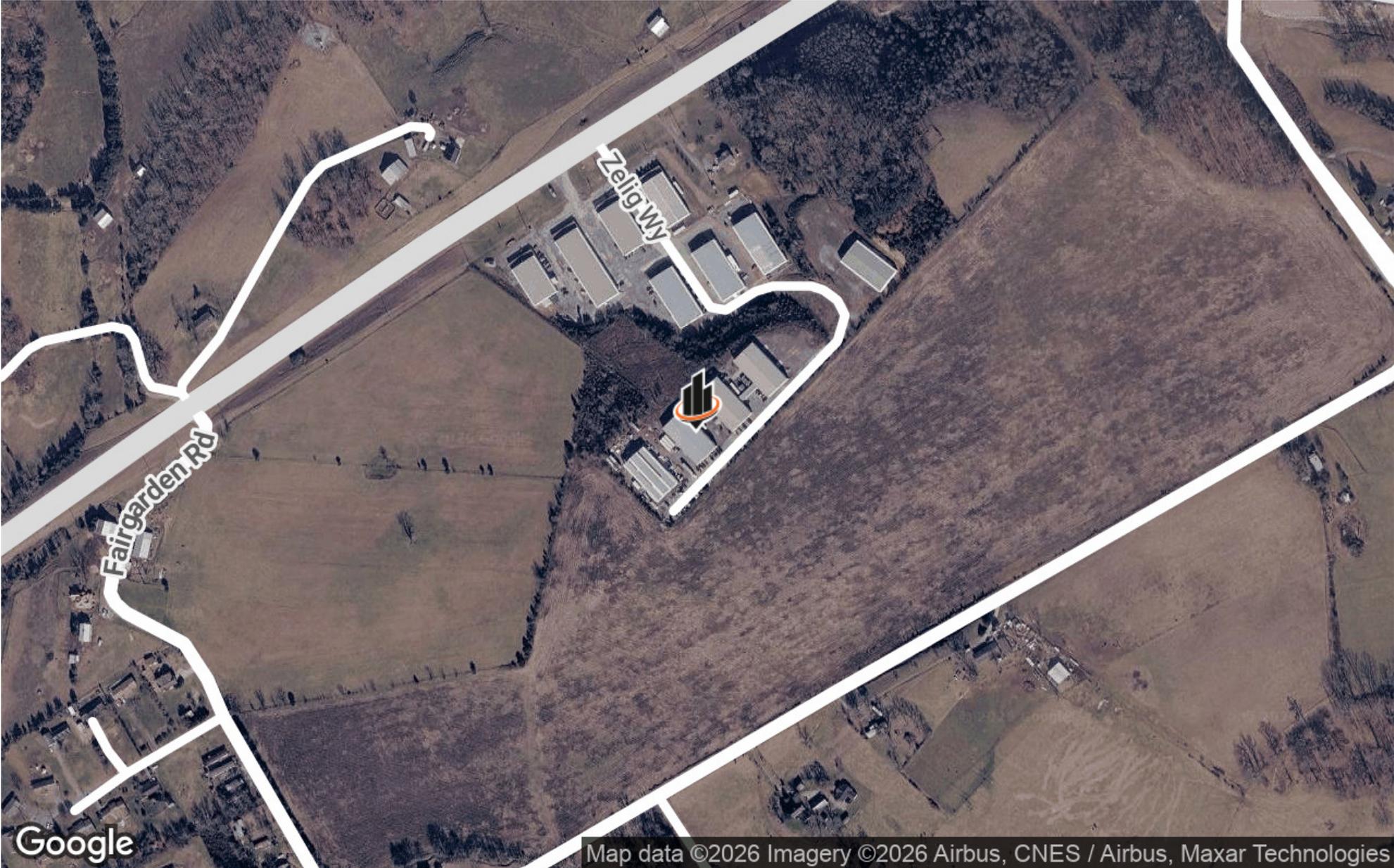
INTERIOR PHOTOS



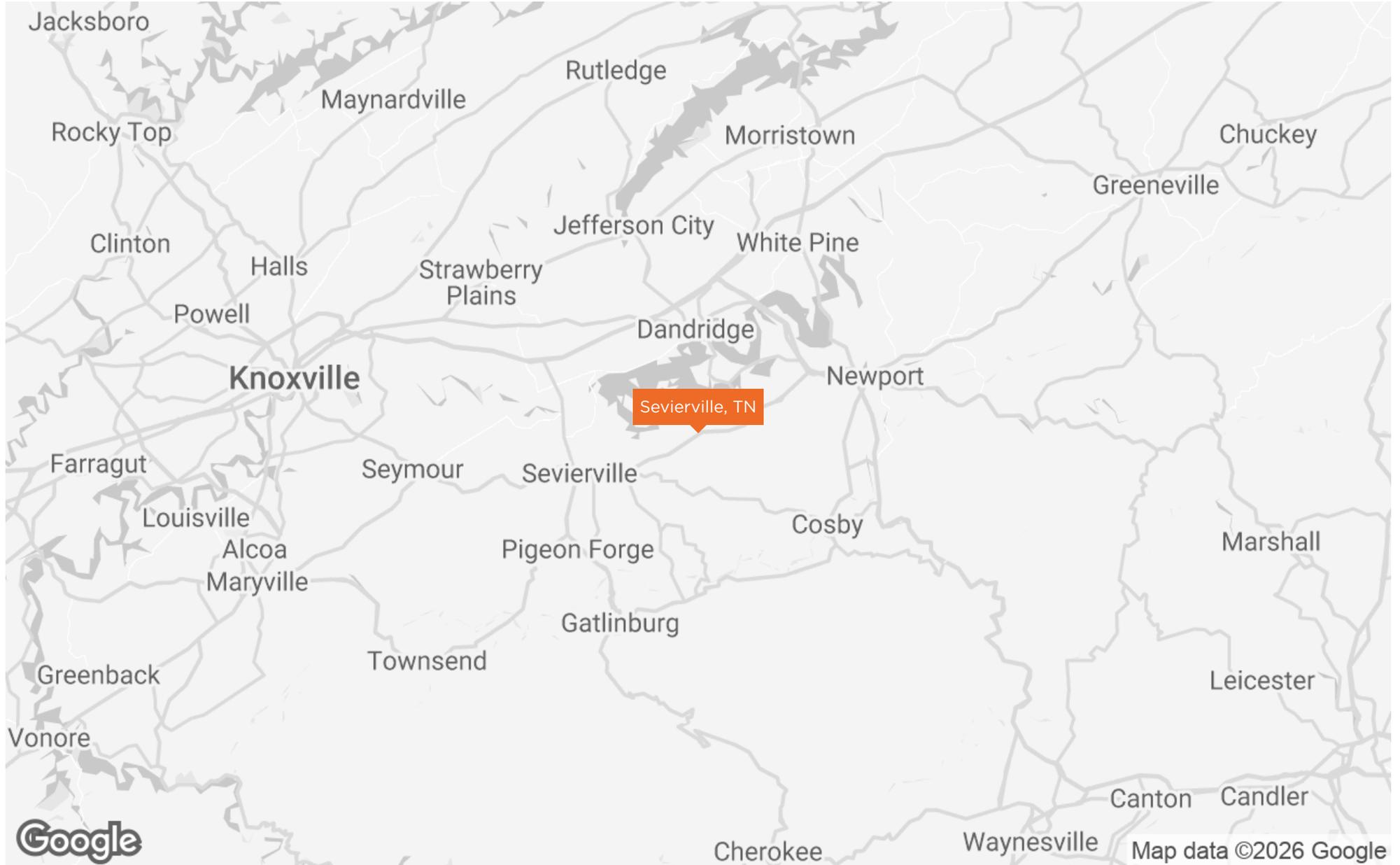


SECTION 2
**Location
Information**

LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

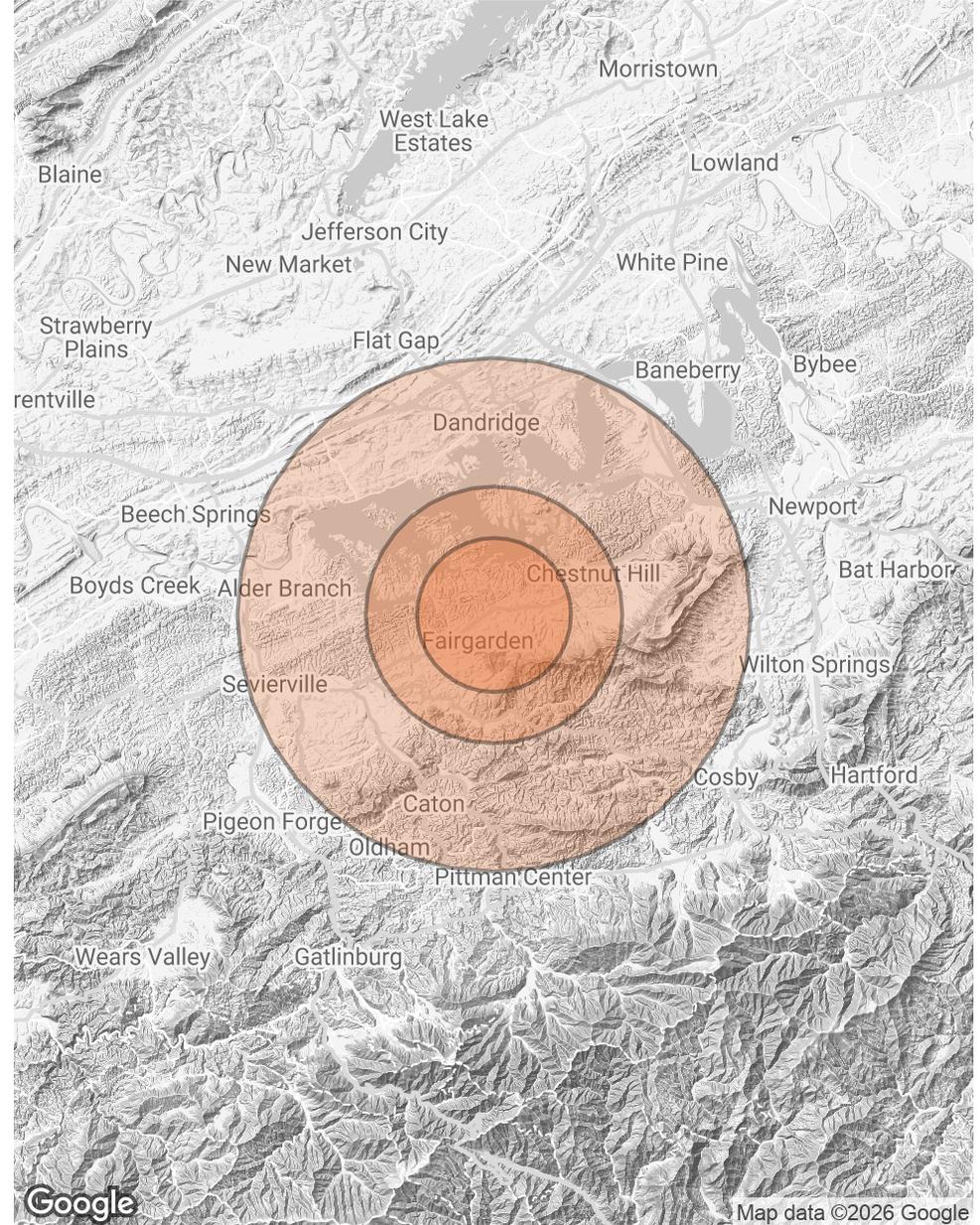
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
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 3 MILES 5 MILES 10 MILES

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

2023 American Community Survey (ACS)



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