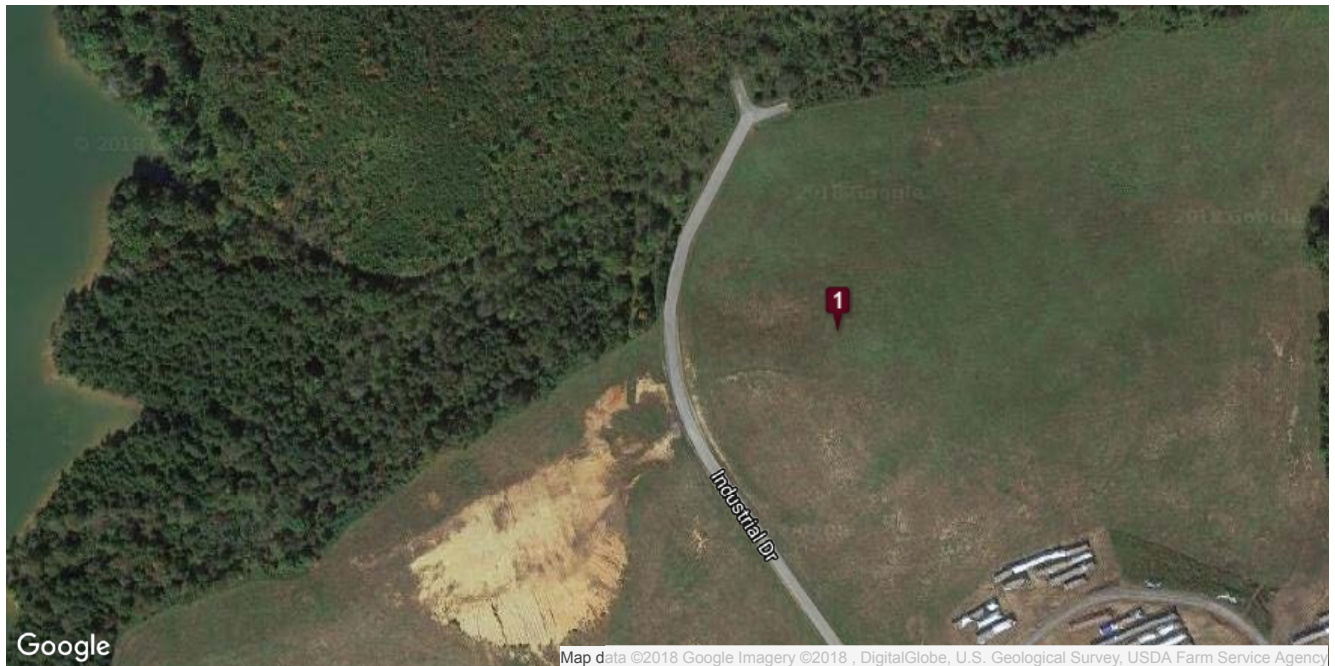


Niles Ferry Industrial Park
Industrial Drive - Niles Ferry Industrial Park
Vonore, TN 37885

<https://tvasites.com/InSite3-local/insite3-local-rida.aspx?details=4995&Local=ETEDA>



Fort Loudon Electric Cooperative provides service to the industrial park. There is a substation located in the central part of the Niles Ferry Industrial Park and provides 161kV - 26/13kV and is rated at 84MVA with over 60MVA of reserve capacity for growth in the park. Tellico Area Services System's waste water treatment plant can accommodate treatment up to 3.5 MGD.

ED Contact

Jennifer Karp, Marketing Assistant
East Tennessee Economic Development Agency
10215 Technology Drive, Suite 202
Knoxville, TN 37932
Phone: 865-777-3833
Email: jkarp@eteda.org

| Land Information | |
|-------------------|------------------------|
| Land Types: | Minimum Subdivide: 3 |
| Status: Available | Site Size (acres): 147 |

| | |
|----------------------------------|-----|
| Business/Industrial Park: | yes |
| Total Available (acres): | 147 |
| Divisible (yes/no): | Yes |

| | |
|----------------------------------|------------|
| Maximum Contiguous Space: | 65 |
| Zoning: | Industrial |

| | | | |
|----------------------|-----|--------------------------|-------------------|
| Pricing Terms | | | |
| For Sale: | Yes | Price Negotiable: | Yes |
| For Lease: | No | Sale Price Unit: | \$10,000 per acre |

| | | | |
|--|-----------|--------------------------------|--------------|
| Geographic/Transportation Information | | | |
| Latitude: | 35.60911 | Interstate Name: | I-75 |
| Longitude: | -84.23624 | Distance to Interstate: | 17 |
| County: | Monroe | Airport Name: | McGhee Tyson |
| Rail Access: | Yes | Distance to Airport: | 22.7 |
| Brownfield: | no | Rail Name: | CSX |
| Highway Name: | 411 | Distance to Rail: | 0 |
| Distance to Highway: | 0.1 | | |

| | | | |
|--|-----------------------------------|--------------------------|------------------------------|
| Utility Information | | | |
| Service to Property (Distribution): | Yes | Gas Provider: | Loudon Utilities |
| Electric Provider: | Fort Loudoun Electric Cooperative | Size of Gas Main: | 4 |
| Sewer On Site: | Yes | Water On Site: | Yes |
| Sewer Provider: | Tellico Area Services System | Water Provider: | Tellico Area Services System |
| Sewer Main Size: | 10 | Water Main Size: | 12 |
| Gas On Site: | Yes | Telecom Provider: | TDS |

| | |
|-------------------------------|-----------|
| Additional Information | |
| Region: | NE Valley |

East Tennessee Economic Development Agency,
10215 Technology Drive, Suite 202, Knoxville, TN 37932 | 865-777-3833 | aclear@eteda.org

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