



**JOINT INDUSTRIAL PARK
SELECT TENNESSEE
CERTIFIED SITE**
COFFEE COUNTY, TENNESSEE

COMMUNITY LOCATION



COMMUNITY OVERVIEW

Discover a place where a rich heritage in aerospace and aviation is anchored by the most advanced and largest complex of flight simulation and test facilities in the world. In Tullahoma, you'll find a strong sense of community, a thriving business climate and a high-quality workforce; all in an ideal location with access to major markets.



CONTACT

Kimber Sharp
Executive Director
Industrial Board of Coffee County
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TRANSPORTATION

- Located at Joint Park Boulevard
- 7 miles to Interstate 24
- Nashville International Airport (BNA) - 67 miles
- Tullahoma Regional Airport (THA) - 5,500 ft. runway
- Tennessee River access at the Port of Nickajack, South Pittsburg, TN - 48 miles

LOCATION

- County: Coffee
- Miles from three metropolitan areas:
- Nashville, TN - 71 miles
 - Chattanooga, TN - 75 miles
 - Huntsville, AL - 64 miles

WORKFORCE

- 24% of residents - Bachelors degree or higher
- 47,530 available workers
- 248,780 available in 45-minute labor shed
- Great pipeline of skilled workers with access to multiple higher education institutions, including Middle Tennessee State University (MTSU) with TN highest enrollment and University of Tennessee Space Institute (UTSI)
- Centrally located within 35 miles of 3 Tennessee College of Applied Technology locations in McMinnville, Murfreesboro, and Shelbyville.
- Opening January 2018 in Manchester will be a TCAT satellite facility with a focus in Industrial Maintenance.

LIVABILITY

- #1 Micropolitan statistical area in Tennessee
- Gigabit fiber to every home and business
- Quality schools, leading Tennessee in 1:1 digital initiative and academic achievement, with students consistently earning ACT Scores above state average
- 55% of Tullahoma city school teachers have a Master's degree or higher

PROPERTY SPECIFICATIONS

Located in a master planned industrial park, this Certified Site is directly served by State Route 55, a major four-lane highway with access to Interstate 24 miles seven miles to the east. Here you will find 48 acres fully served with industrial grade utilities and able to draw on regional assets associated with the U.S. Air Force's Arnold Engineering Development Center and the University of Tennessee Space Institute.

For more information please visit:

www.tvasites.com/InSite3-local/insite3-local-rida.aspx?details=43087&Local=MTIDA

LAND INFORMATION

Site Size (acres):	48.62
Developable Area (acres):	47.82
Additional Acres Available for Development:	Yes
Certified Site:	Yes
Divisible:	No
Business/Industrial Park:	Yes
Previous Use:	Agriculture
Zoned:	Industrial M-1

PRICING INFORMATION

For Sale:	Yes
For Lease:	No
Sale Price:	\$15,000 per acre
Building Lease Rate: (to be constructed)	Not to be leased
Land Lease Rate:	Not to be leased

UTILITY INFORMATION

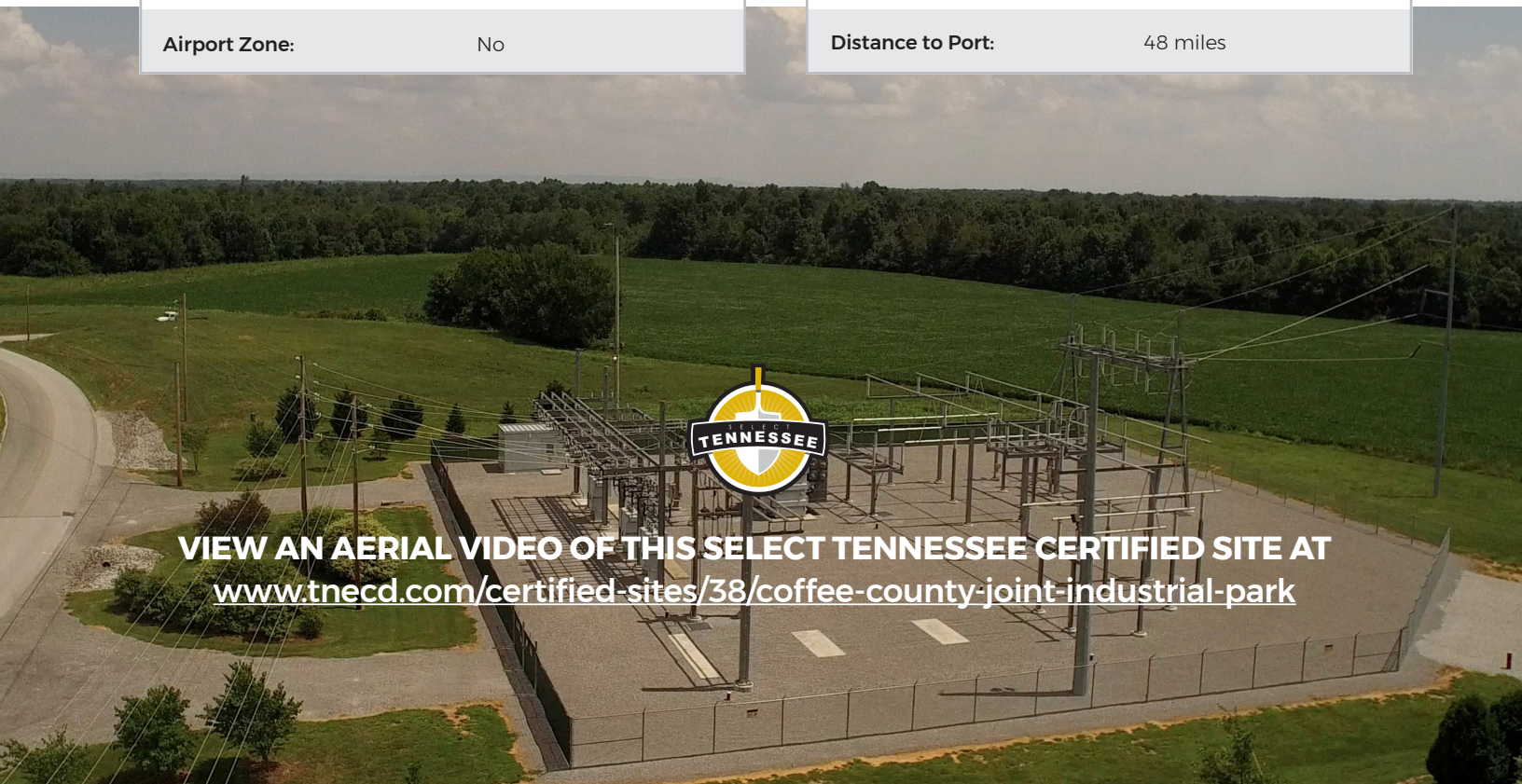
Electric Service to Property:	Yes
Electric Provider:	Duck River Electric Membership Corp.
Electric Voltage:	25 kV
Gas Service to Property:	Yes
Gas Provider:	Elk River Public Utility District
Size of Gas Main:	4 inch
Gas Main Pressure:	66 PSI
Fiber Optics:	Yes
Telecom Service to Property:	Yes
Telecom Provider:	Charter Business
Water On Site:	Yes
Water Provider:	City of Manchester
Water Main Size:	12 inch
Sewer on Site:	Yes
Sewer Provider:	City of Manchester
Sewer Main Size:	10 inch

PROPERTY SPECIFICATIONS

GEOGRAPHIC INFORMATION

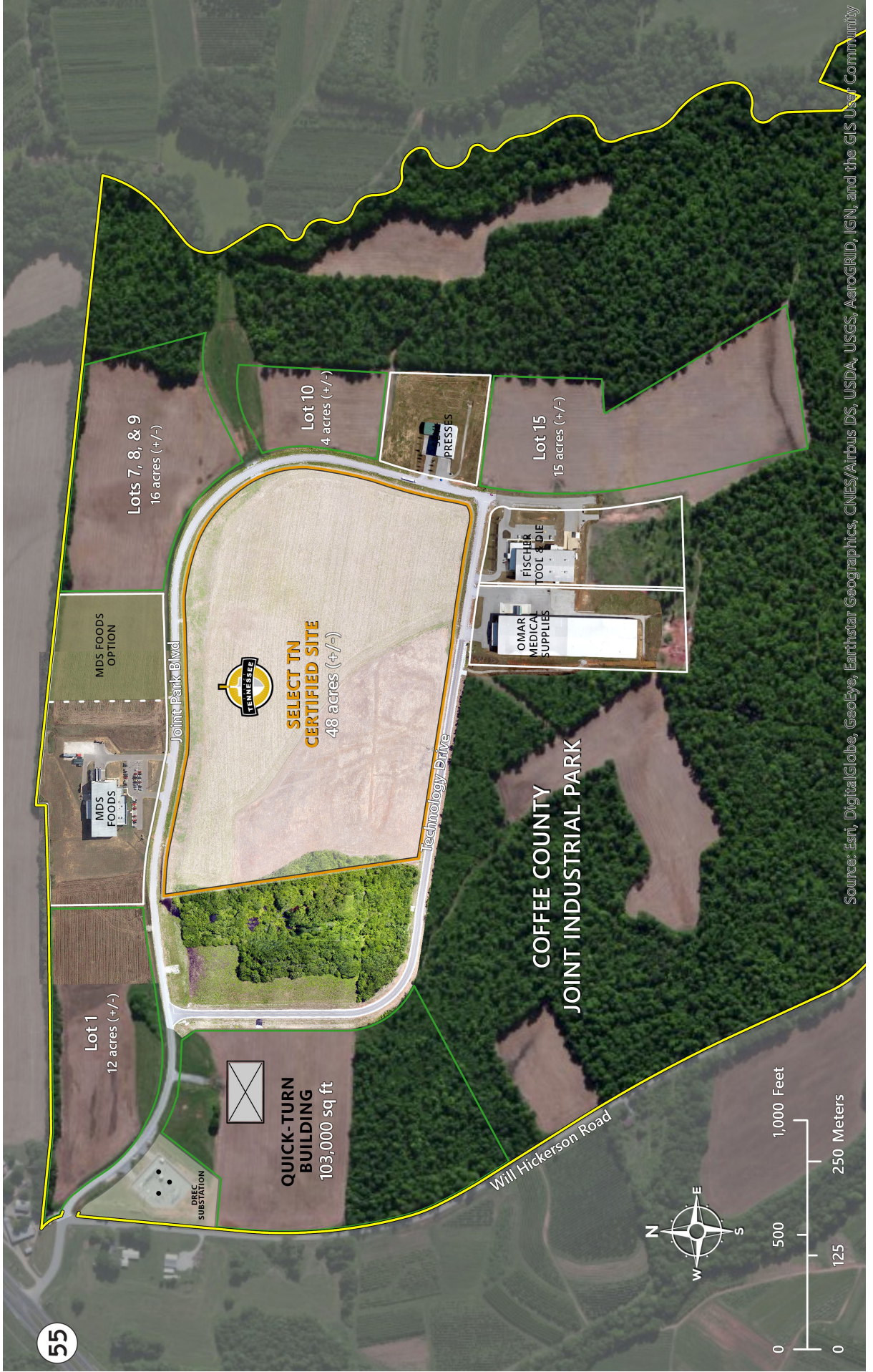
Address:	Joint Park Boulevard Tullahoma, TN 37388
Latitude:	35.399696
Longitude:	-86.123703
Topography:	Gently flat to slightly rolling
Wetlands:	Yes
Flood Plain:	No
Phase 1 ESA:	Yes
Geotechnical Report:	Yes
Foreign Trade Zone:	No
New Market Tax Credit Qualified Census Tracts:	No
Tax Increment Financing Area:	No
Airport Zone:	No

Rail Access:	No
Parcel ID:	Map 111 Parcel 007.01
Highway Name:	U.S. Highway 55
Distance to Highway:	Less than 1/4 of a mile
Interstate Name:	Interstate 24
Distance to Interstate:	7 miles
Major Commercial Airport:	Nashville International Airport
Distance to Airport :	67 miles
Local Airport:	Tullahoma Regional Airport
Distance to Airport :	8.3 miles
Port Name:	Nickajack Port, South Pittsburg, TN
Distance to Port:	48 miles



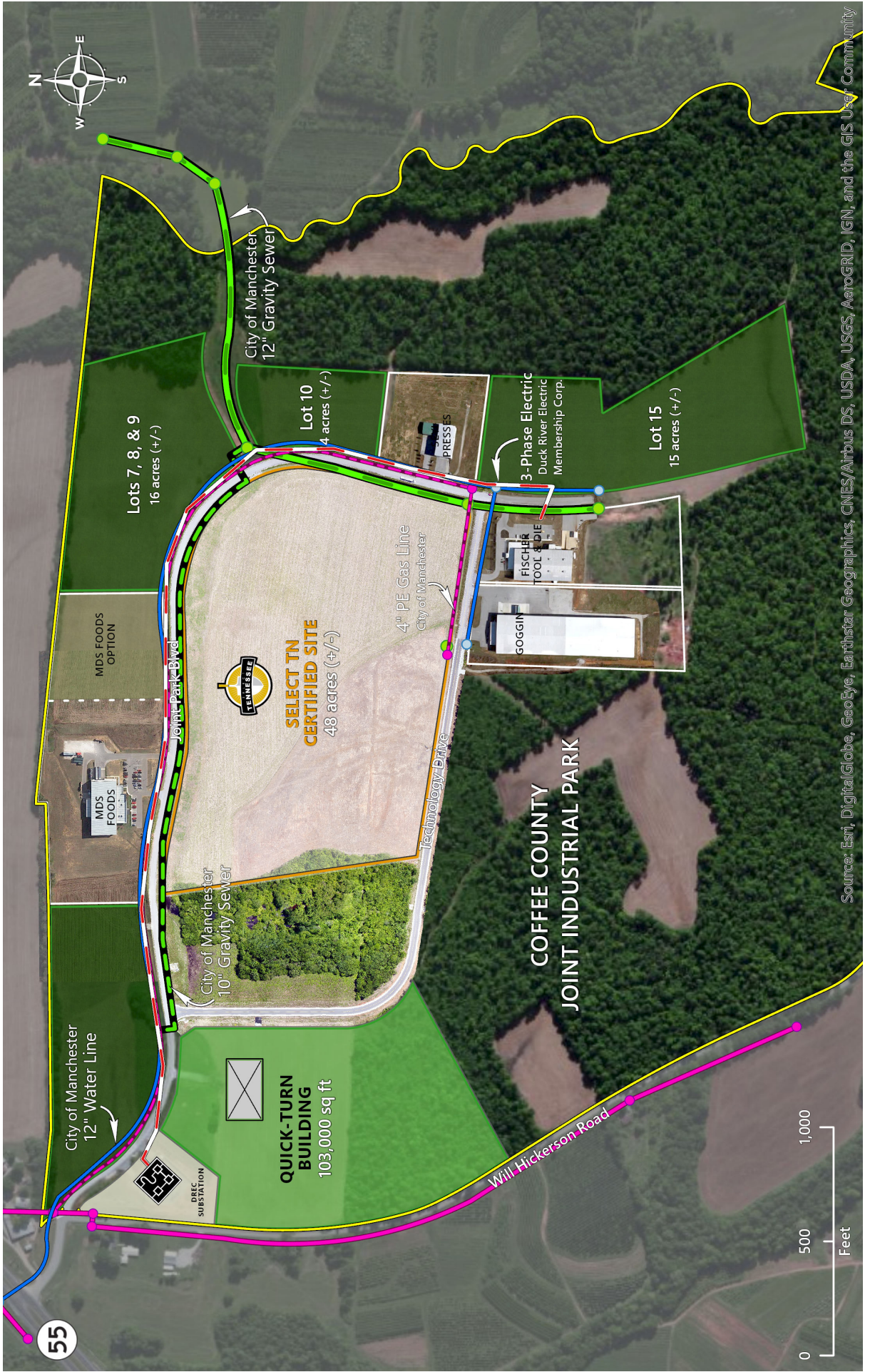
VIEW AN AERIAL VIDEO OF THIS SELECT TENNESSEE CERTIFIED SITE AT www.tnecd.com/certified-sites/38/coffee-county-joint-industrial-park

SITE MAP



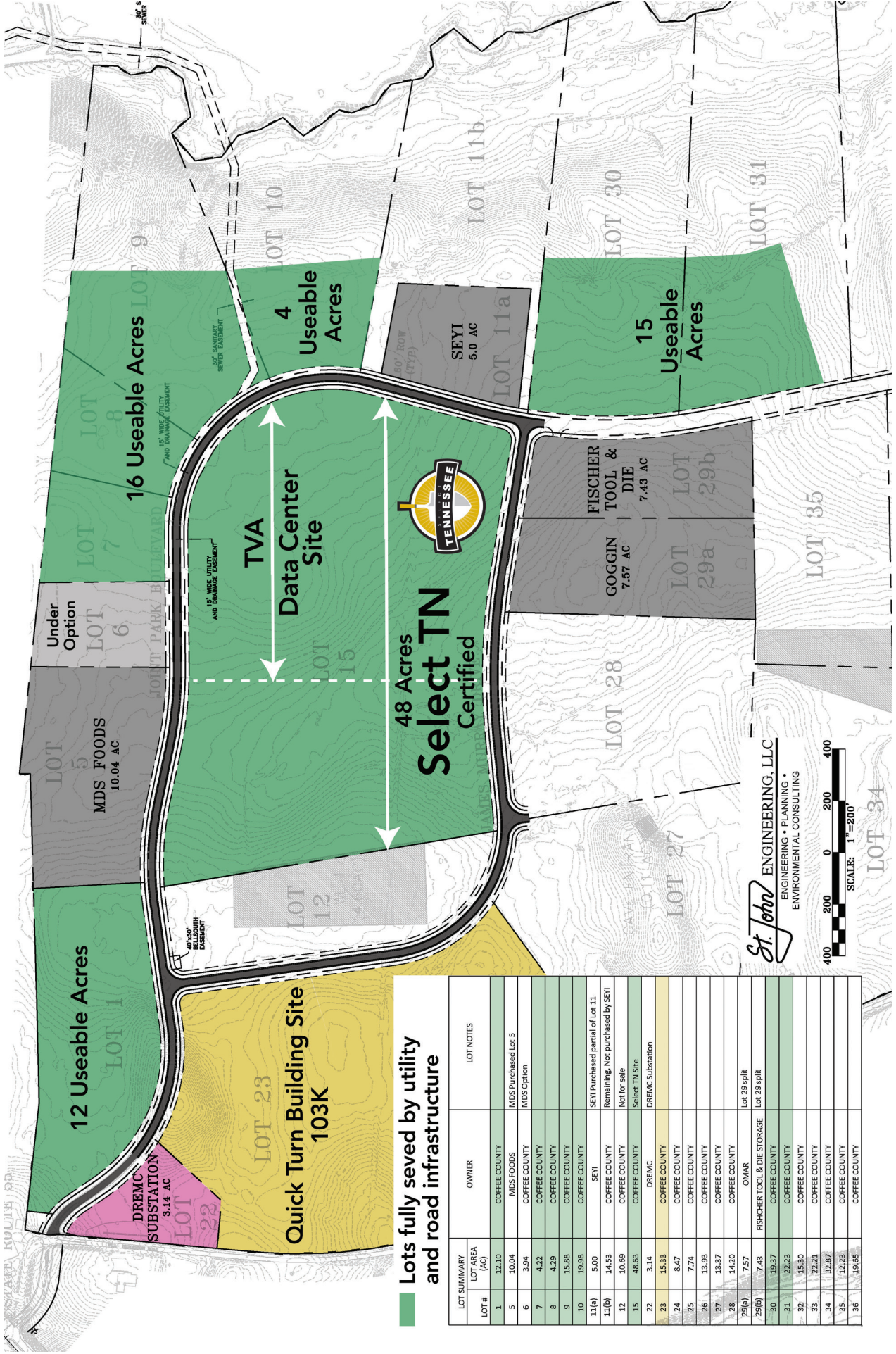
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

UTILITY MAP



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

MASTER PLAN



Useable Acres fully served by utility and road infrastructure

LOT #	LOT AREA (AC)	OWNER	LOT NOTES
1	12.10	COFFEE COUNTY	
5	10.04	MDS FOODS	MDS Purchased Lot 5
6	3.94	COFFEE COUNTY	MDS Option
7	4.22	COFFEE COUNTY	
8	4.29	COFFEE COUNTY	
9	15.88	COFFEE COUNTY	
10	19.98	COFFEE COUNTY	
11(a)	5.00	SEYI	SEYI Purchased partial of Lot 11
11(b)	14.53	COFFEE COUNTY	Remaining, Not purchased by SEYI
12	10.69	COFFEE COUNTY	Not for sale
15	48.63	COFFEE COUNTY	Select TN Site
22	3.14	DREMC	DREMC Substation
23	15.33	COFFEE COUNTY	
24	8.47	COFFEE COUNTY	
25	7.74	COFFEE COUNTY	
26	13.95	COFFEE COUNTY	
27	13.37	COFFEE COUNTY	
28	14.20	COFFEE COUNTY	
29(a)	7.57	OMAR	Lot 29 split
29(b)	7.43	FISHER TOOL & DIE STORAGE	Lot 29 split
30	19.37	COFFEE COUNTY	
31	22.23	COFFEE COUNTY	
32	15.30	COFFEE COUNTY	
33	22.21	COFFEE COUNTY	
34	32.87	COFFEE COUNTY	
35	12.23	COFFEE COUNTY	
36	19.65	COFFEE COUNTY	

St. John ENGINEERING, LLC
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Note: This plan is for preliminary planning purposes only. All acreages and dimensions are approximate. Aerial imagery provided by Google.

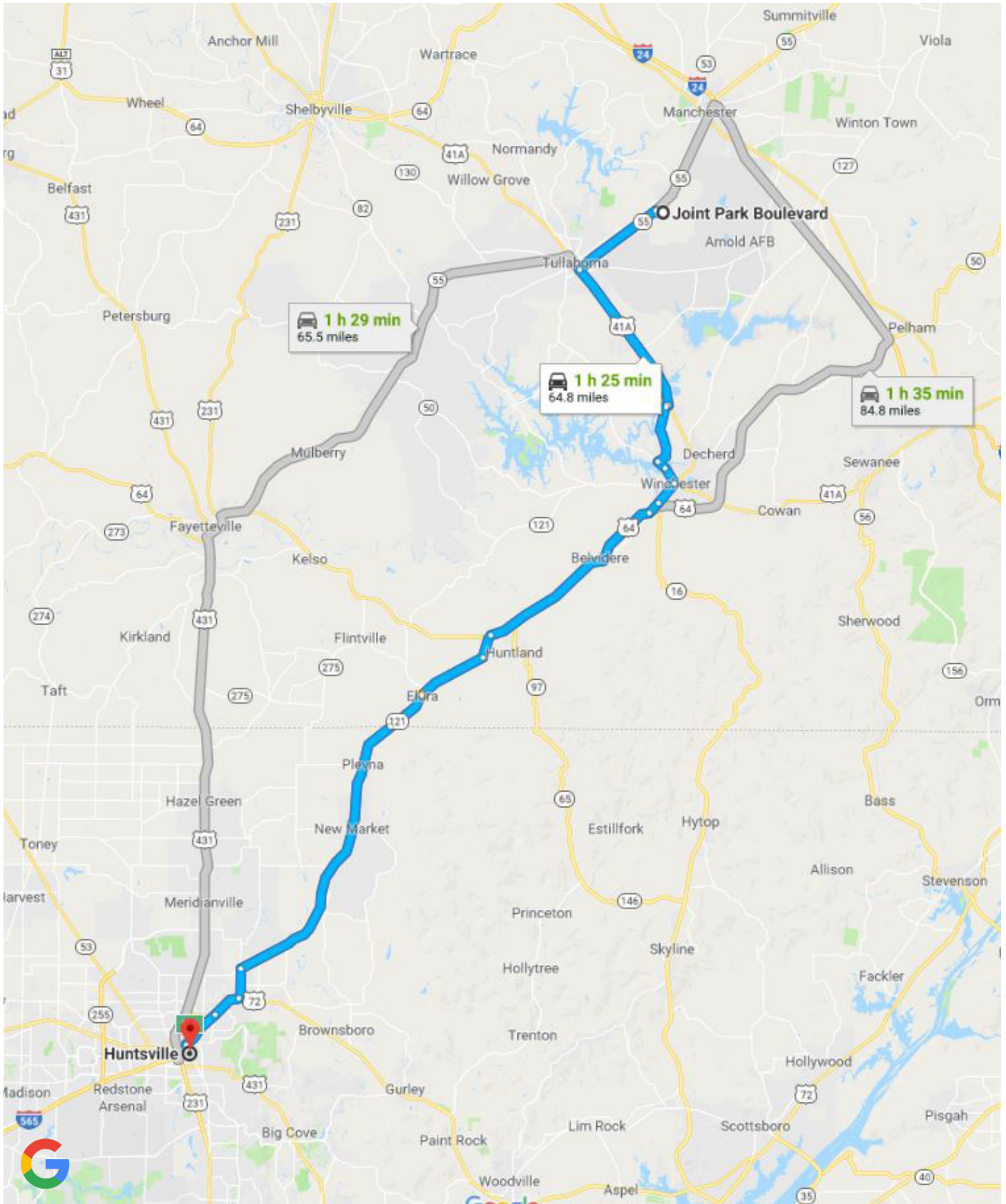
CONCEPTUAL DATA CENTER - SITE PLAN RENDERING

COFFEE COUNTY JOINT INDUSTRIAL PARK
TULLAHOMA, COFFEE COUNTY, TENNESSEE

Created in April, 2016 by:

THE VALLEY WORKS





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