



JOINT INDUSTRIAL PARK SELECT TENNESSEE CERTIFIED SITE

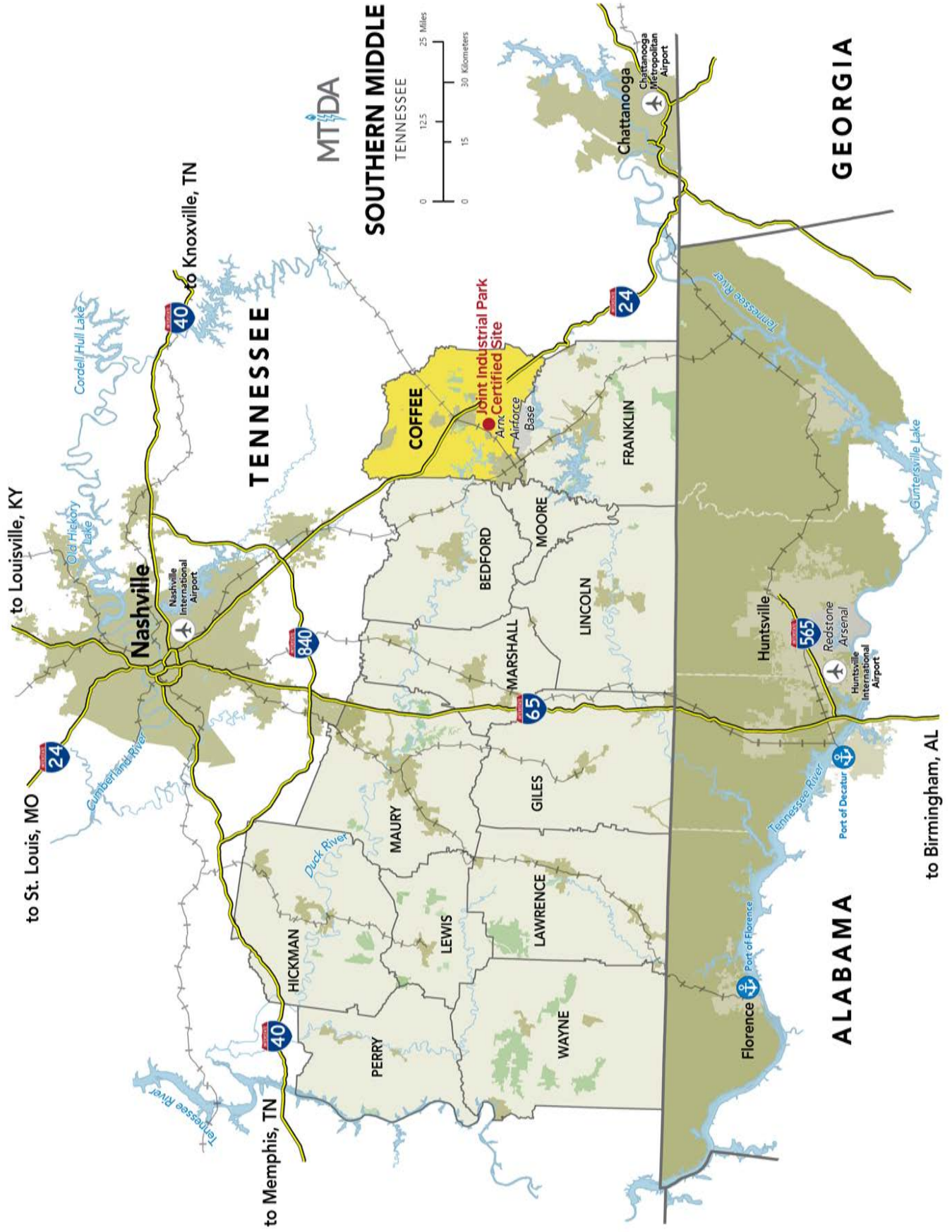
COFFEE COUNTY, TENNESSEE



COMMUNITY LOCATION



REGIONAL MAP



COUNTY MAP



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

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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

- 28% of residents have a college degree
- 47,530 available workers
- 104,065 available in 45-minute labor shed
- Great pipeline of skilled workers with access to multiple higher education institutions, including Middle Tennessee State University (MTSU), the largest university by enrollment in TN, and the University of Tennessee Space Institute (UTSI)
- Centrally located within 35 miles of 3 Tennessee College of Applied Technology locations in McMinnville, Murfreesboro, and Shelbyville.
- TCAT Industrial Maintenance Satellite Facility located in Manchester

LIVABILITY

- Tullahoma's cost of living index is 82.8
- Per capita income of \$25,204
- Median Household Income of \$47,823
- Gigabit fiber to every home and business
- 88.3 High School Graduation Rate

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: <https://tinyurl.com/3d2m9c2r>

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
Ownership	Public
Parcel ID:	Map 111 Parcel 007.01

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
Price Negotiable:	Yes

UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Duck River Electric Membership Corp.
Electric Voltage:	25 kV
Nearest Substation:	0.01 miles
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

TRANSPORTATION INFORMATION

Rail Access:	No
Rail Provider:	N/A
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/certifiedsite/coffee-county-joint-industrial-park/

SITE MAP



Coffee County Joint Industrial Park
Coffee County, Tennessee

THIS MAP IS A GRAPHICAL REPRESENTATION AND IS TO BE USED FOR GENERAL INFORMATION PURPOSES ONLY. IT IS NOT A SURVEY OR A RECORDING AND IS NOT INTENDED TO BE USED AS A SURVEY OR A RECORDING. The location and service capacity should be confirmed with the appropriate utility provider. Prepared by the Middle Tennessee Industrial Development Association, April 2020.



UTILITY MAP



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Prepared by:



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