

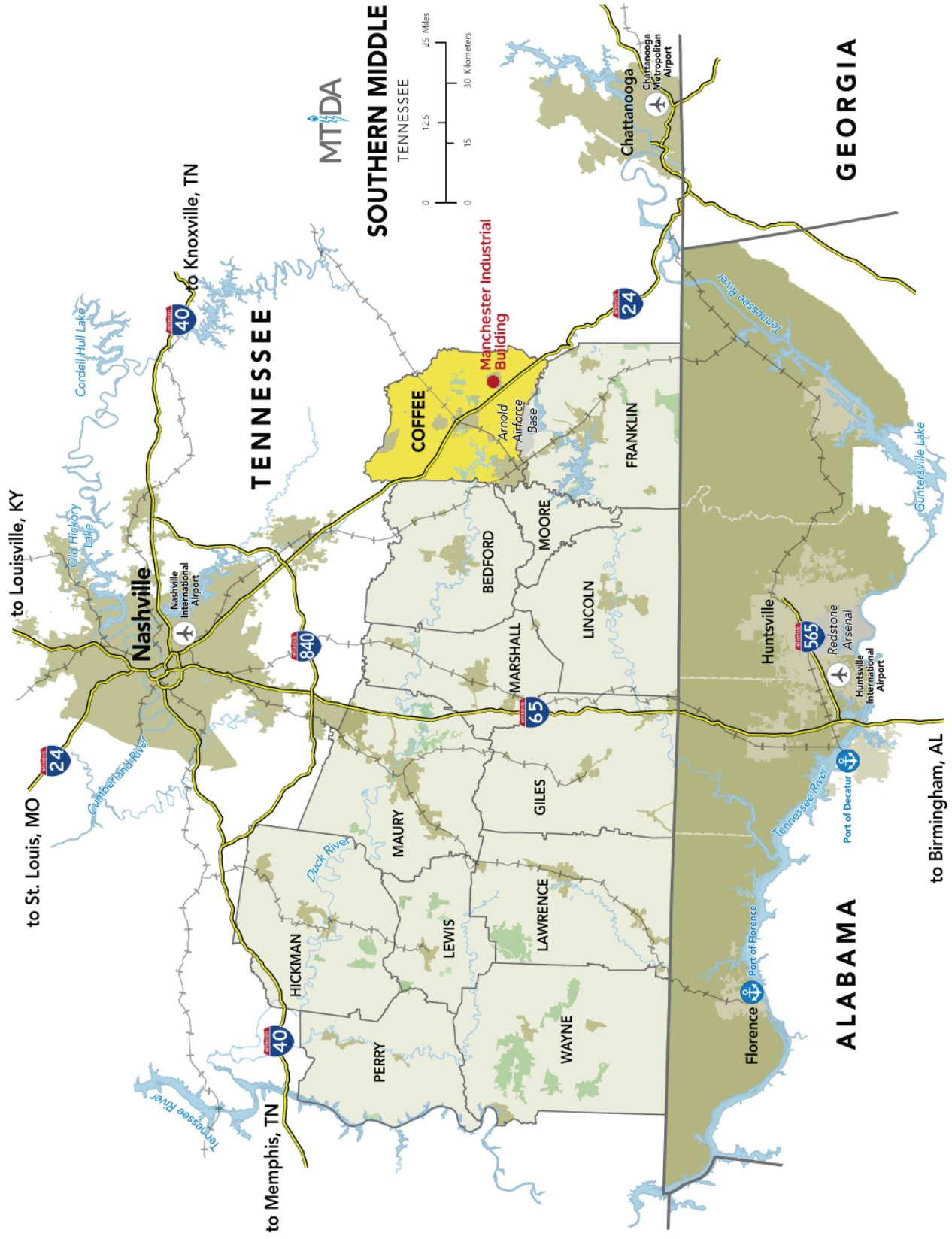


**MANCHESTER
INDUSTRIAL PARK**
COFFEE COUNTY, TENNESSEE

COMMUNITY LOCATION



REGIONAL MAP



COMMUNITY OVERVIEW

With Music City to the north and the rolling Tennessee hills to the south, Manchester is perfect place to settle down and experience the qualities that show off our southern charm and hospitality. Manchester is an intimate Tennessee community that is centered around family! A multitude of outdoor activities, an engaging arts community, and a student-driven education system are just a few of the tools Manchester offers.



TRANSPORTATION

- Located at U.S. Highway 41 South
- 2.5 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 VP Serodine, Inc. @ Guild, TN - 57 miles

LOCATION

- County: Coffee
- Miles from three metropolitan areas:
- Nashville, TN - 71 miles
 - Chattanooga, TN - 119 miles
 - Huntsville, AL - 80 miles

CONTACT

Kimber Sharp
 Executive Director
 Industrial Board of Coffee County
 1329 McArthur Street, Suite 4
 Manchester, TN 37355
 931-723-5120
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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 3 higher education institutions, including the University of Tennessee Space Institute
- Highly educated in mainly aerospace and science fields resulting from Arnold Engineering Development Complex (AEDC)
- 24 miles to Shelbyville Tennessee College of Applied Technology

LIVABILITY

- Manchester's cost of living index is 86.60
- Per capita income of \$22,519
- Median household income of \$41,433
- 91.1% High School graduates
- 18% of Manchester city school teachers have a Master's degree or higher

PROPERTY SPECIFICATIONS

This 400 acre tract is owned by the City of Manchester. Located only 1 mile from the Interstate Industrial Park, the Manchester Park is an excellent choice for industries needing sites with a close proximity to Interstate I-24. Currently home to two industries and more than 400 employees, the Manchester Park has 271 available acres and offers 50- to 100-acre sites that have all utilities and roadways installed and are cleared and ready for pad preparation. **For more information please visit:**

www.tvasites.com/InSite3-local/insite3-local-rida.aspx?details=5060&Local=MTIDA

LAND INFORMATION

Site Size (acres):	400
Developable Area (acres):	271
Additional Acres Available for Development:	Yes
Certified Site:	Yes - DEAL READY
Divisible:	Yes, minimum 5 acres
Business/Industrial Park:	Yes
Previous Use:	Agriculture
Zoned:	Industrial

PRICING INFORMATION

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

UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Duck River Electric Membership Corp.
Electric Voltage:	
Gas Service to Property:	Yes
Gas Provider:	Elk River Public Utility District
Size of Gas Main:	8 inch
Gas Main Pressure:	
Fiber Optics:	Yes
Telecom Service to Property:	Yes
Telecom Provider:	Charter Business
Water On Site:	Yes
Water Provider:	City of Manchester
Water Main Size:	10 inch
Sewer on Site:	Yes
Sewer Provider:	City of Manchester
Sewer Main Size:	6 inch

PROPERTY SPECIFICATIONS

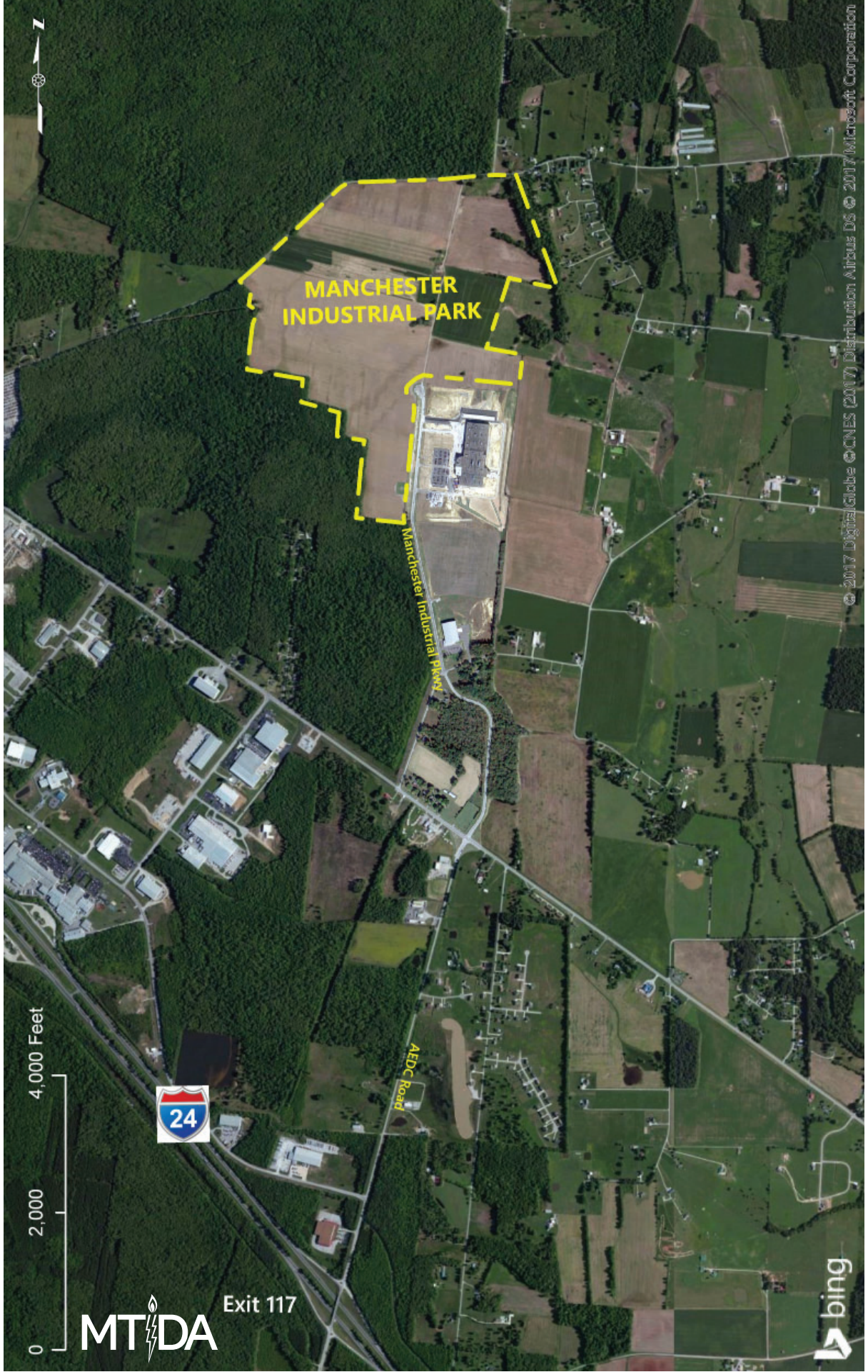
GEOGRAPHIC INFORMATION

Address:	U.S. Highway 41 South Manchester, TN
Latitude:	35.446005
Longitude:	-86.009989
Topography:	Level
Wetlands:	No
Flood Plain:	No
Phase 1 ESA:	Yes
Geotechnical Report:	No
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 084 Parcel 015.06 & .07
Highway Name:	U.S. Highway 41S
Distance to Highway:	Less than 1/4 of a mile
Interstate Name:	Interstate 24
Distance to Interstate:	2.5 miles
Major Commercial Airport:	Nashville International Airport
Distance to Airport :	59 miles
Local Airport:	Tullahoma Regional Airport
Distance to Airport :	15 miles
Port Name:	VP Serodine, Inc. @ Guild, TN
Distance to Port:	57 miles



SITE MAP



Contact Information:

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With support from:



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