



# AIRPORT BUSINESS PARK

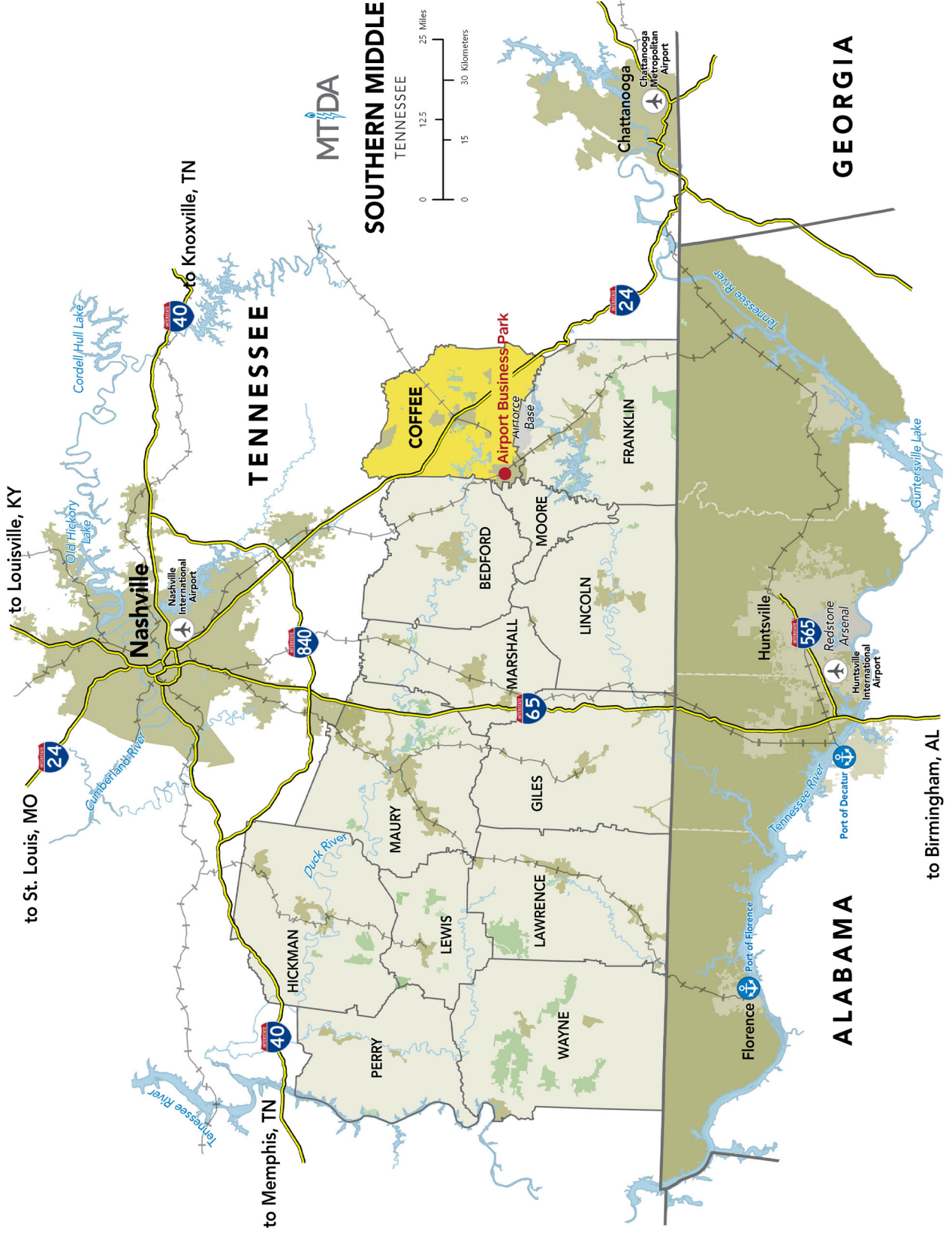
## TULLAHOMA, TENNESSEE



# COMMUNITY LOCATION

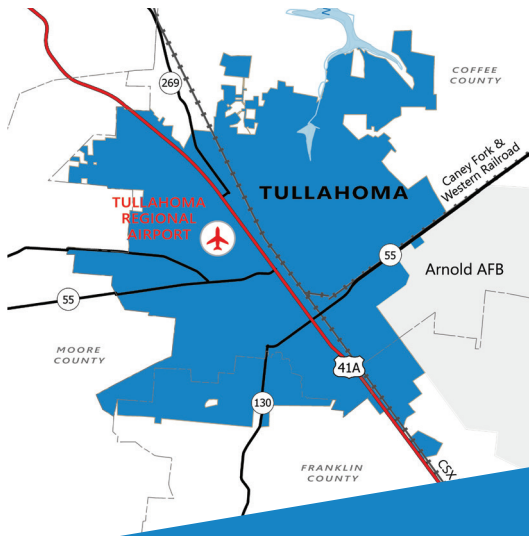


# REGIONAL MAP



# 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 on 335 Ledford Mill Road
- 15 miles to Interstate 24
- Nashville International Airport (BNA) - 72 miles
- Tullahoma Regional Airport (THA) - 5,500 ft. runway
- Rail - CSX and Caney Fork & Western
- Tennessee River access at the Port of Nickajack (River Mile 424) - 56 miles

## LOCATION

- County: Coffee
- 70 miles from three metropolitan areas:
  - Nashville, TN
  - Chattanooga, TN
  - Huntsville, AL

## 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)
- 15 miles to Shelbyville Tennessee College of Applied Technology

## 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

Anchored by the The University of Tennessee Space Institute's Flight Research Center and in close proximity to U.S. Air Force's Arnold Engineering Development Center, this Select Tennessee certified site is well suited for a number of aviation related industries.

For more information please visit: [www.tvasites.com/InSite3/Search-InSite.aspx?details=43090](http://www.tvasites.com/InSite3/Search-InSite.aspx?details=43090)

## LAND INFORMATION

Site Size (acres):	102
Developable Area (acres):	100
Additional Acres Available for Development:	No
Certified Site:	SelectTN Certified
Divisible:	Yes
Business/Industrial Park:	Yes
Previous Use:	Airport Property
County:	Coffee

## PRICING INFORMATION

For Sale:	No
For Lease:	Yes
Sale Price:	N/A
Building Lease Rate: (to be constructed)	0-\$0.25 per sq. ft.
Land Lease Rate:	\$8,712-\$10,890 per acre

## UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Tullahoma Utilities Authority (TUA)
Electric Voltage:	12.47/7.2 kV
Gas Service to Property:	Yes
Gas Provider:	Elk River Public Utility District
Size of Gas Main:	4 inch
Gas Main Pressure:	24 PSI
Fiber Optics:	Yes
Telecom Service to Property:	Yes
Telecom Provider:	Tullahoma Utilities Authority (TUA)
Water On Site:	Yes
Water Provider:	Tullahoma Utilities Authority (TUA)
Water Main Size:	10 inch
Sewer on Site:	Yes
Sewer Provider:	Tullahoma Utilities Authority (TUA)
Sewer Main Size:	6 inch



# PROPERTY SPECIFICATIONS

## GEOGRAPHIC INFORMATION

<b>Address:</b>	335 Ledford Mill Road Tullahoma, TN 37388
<b>Latitude:</b>	35.386413
<b>Longitude:</b>	-86.253252
<b>Topography:</b>	Level land with little elevation change
<b>Wetlands:</b>	No
<b>Flood Plain:</b>	No
<b>Phase 1 ESA:</b>	Available
<b>Geotechnical Report:</b>	Available
<b>Foreign Trade Zone:</b>	No
<b>New Market Tax Credit Qualified Census Tracts:</b>	No
<b>Tax Increment Financing Area:</b>	No
<b>Airport Zone:</b>	Yes

<b>Rail Access:</b>	No
<b>Parcel ID:</b>	Map 108 Parcel 090.03
<b>Highway Name:</b>	US Highway 41A
<b>Distance to Highway:</b>	Less than 1 mile
<b>Interstate Name:</b>	Interstate 24
<b>Distance to Interstate:</b>	15 miles
<b>Major Commercial Airport:</b>	Nashville International Airport (BNA)
<b>Distance to Airport :</b>	68 miles
<b>Local Airport:</b>	Huntsville International Airport (HSV)
<b>Distance to Airport :</b>	72 miles
<b>Port Name:</b>	Port of Nickajack
<b>Distance to Port:</b>	56 miles

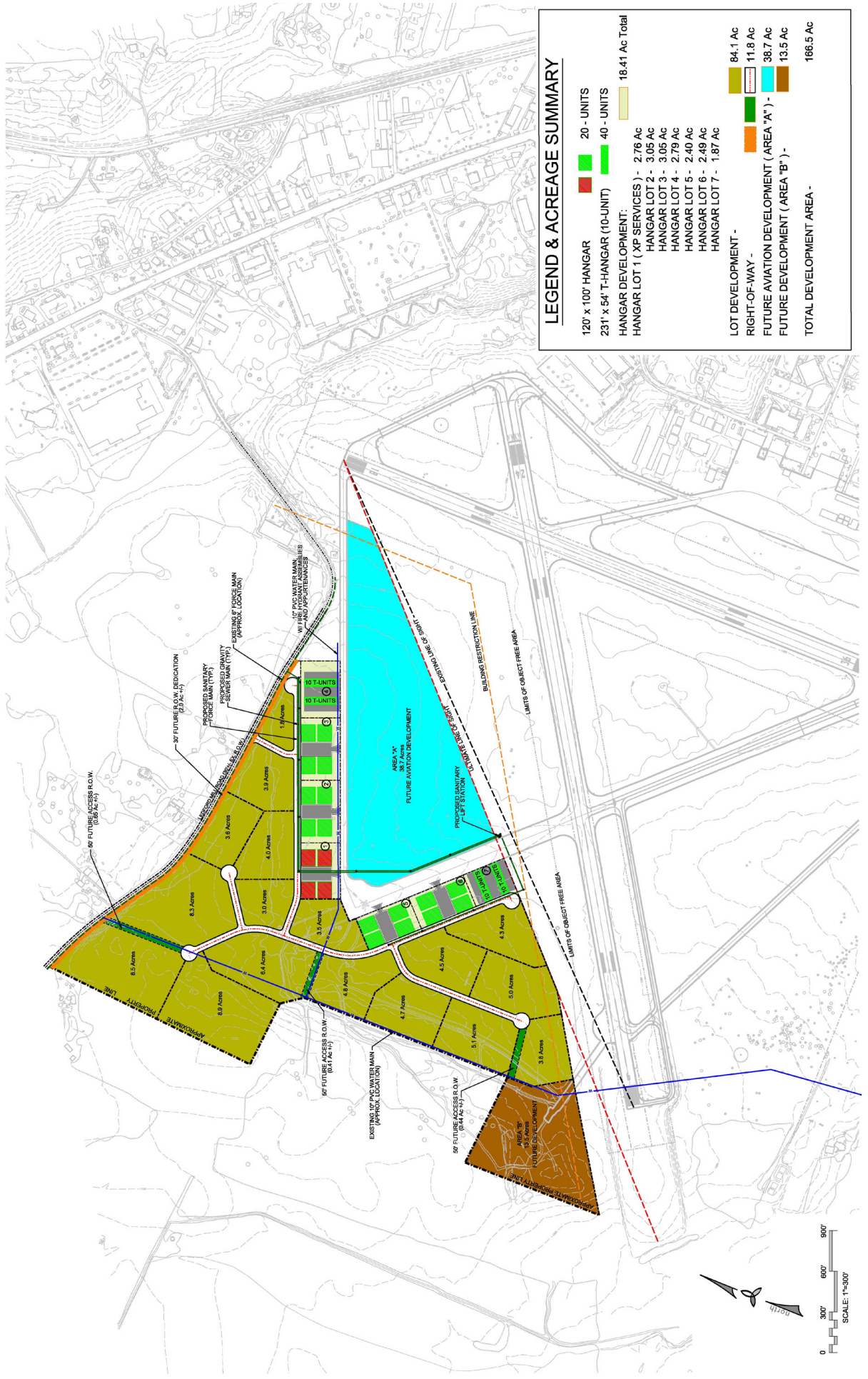


**VIEW AN AERIAL VIDEO OF THIS SELECT TENNESSEE CERTIFIED SITE AT**  
[www.tnecd.com/certified-sites/42/tullahoma-airport-business-park](http://www.tnecd.com/certified-sites/42/tullahoma-airport-business-park)

# SITE MAP



# CONCEPT PLAN





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With support from:

