

Coffee County Interstate Industrial Park

320 Volunteer Parkway Manchester, TN

In order to meet your project needs, Coffee County, Tennessee offers the Manchester-Coffee County Interstate Industrial Park consisting of 60 shovel-ready acres adjacent to I-24 and a population base of 430,239 within a 40-mile radius.

SITE CHARACTERISTICS

- ✓ 60 acres
- ✓ Owned by Coffee County
- ✓ Gently rolling topography
- ✓ Zoned Industrial
- ✓ 4" & 8" gas lines at site
- ✓ 10" & 12" water lines at site
- ✓ 10" sewer line at site
- ✓ 3-phase power at site
- ✓ Phase 1 Environmental Report available
- ✓ Soil Boring Report available
- ✓ EPA Air Attainment Area



SITE ACCESS



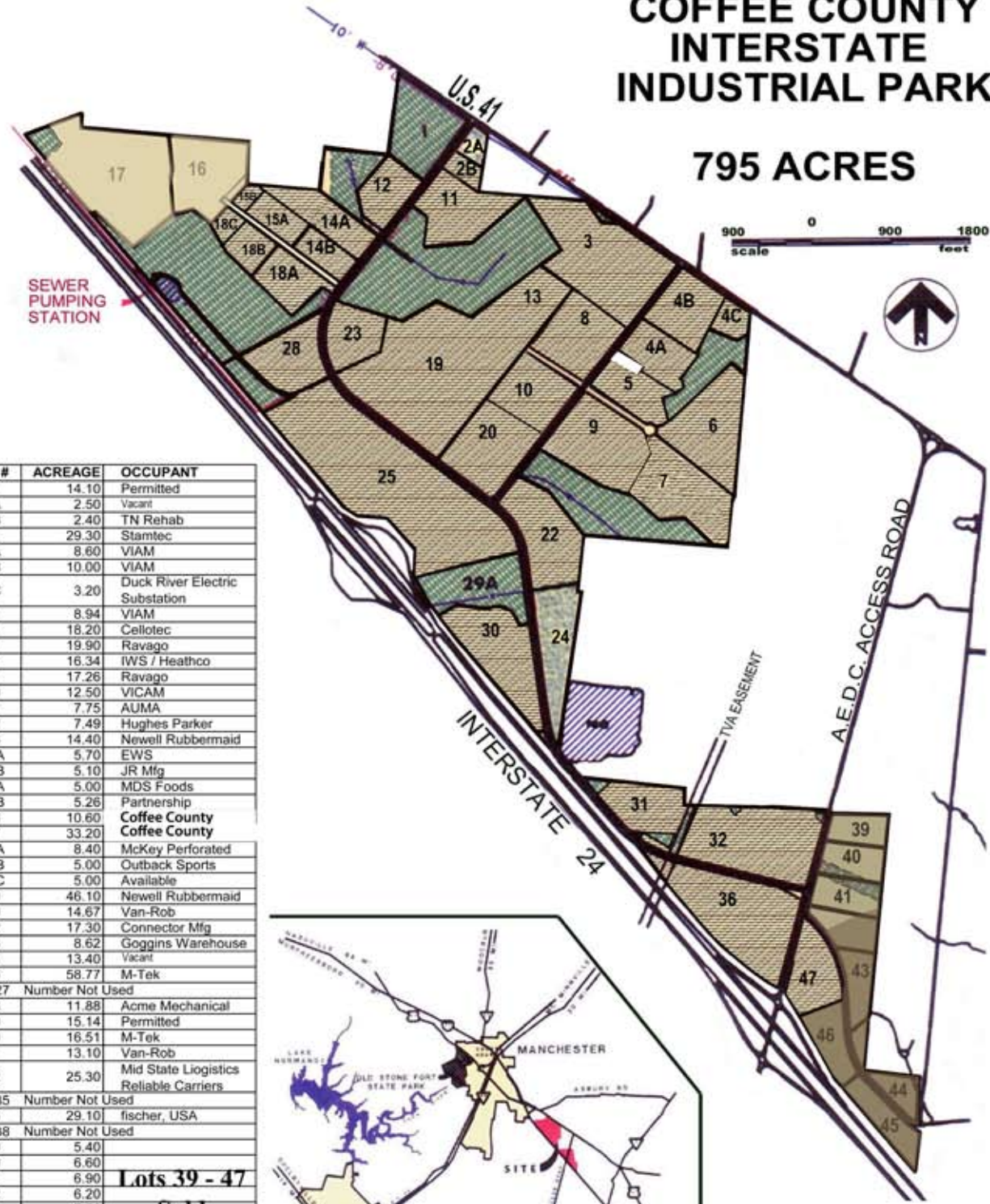
- Adjacent to I-24
- Adjacent to US Highway 41 (four-lane)
- 65 miles to Nashville International Airport
- 40 miles to Port of South Pittsburg (*Tennessee Tombigbee Waterway*)
- Population base of 430,239 within a 40-mile radius
- Labor force base of 219,105 within a 40-mile radius
- Within 300 miles of major markets:

Atlanta, GA	Lexington, KY
Birmingham, AL	Memphis, TN
Chattanooga, TN	Nashville, TN
Huntsville, AL	Tupelo, MS
Knoxville, TN	
- Within 30 miles of 2 universities and 1 community colleges

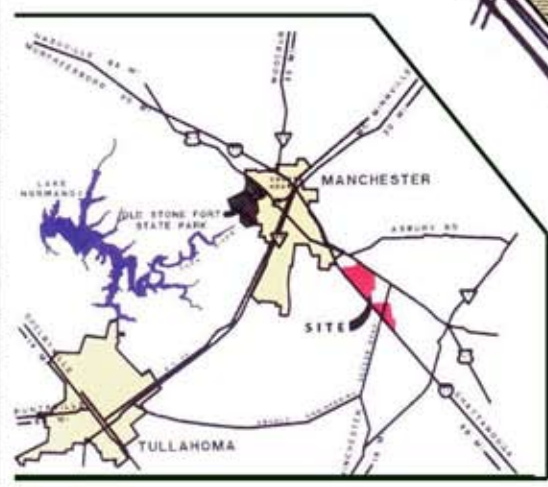
Ted Hackney, Executive Director
Industrial Board of Coffee County
1329 McArthur Street/Suite 4 Manchester, TN
931/723-5120 * ib@coffeetn.com
www.coffeetn.com

COFFEE COUNTY INTERSTATE INDUSTRIAL PARK

795 ACRES



Lot #	ACREAGE	OCCUPANT
1	14.10	Permitted
2A	2.50	Vacant
2B	2.40	TN Rehab
3	29.30	Stamtec
4A	8.60	VIAM
4B	10.00	VIAM
4C	3.20	Duck River Electric Substation
5	8.94	VIAM
6	18.20	Cellotec
7	19.90	Ravago
8	16.34	IWS / Heathco
9	17.26	Ravago
10	12.50	VICAM
11	7.75	AUMA
12	7.49	Hughes Parker
13	14.40	Newell Rubbermaid
14A	5.70	EWS
14B	5.10	JR Mfg
15A	5.00	MDS Foods
15B	5.26	Partnership
16	10.60	Coffee County
17	33.20	Coffee County
18A	8.40	McKey Perforated
18B	5.00	Outback Sports
18C	5.00	Available
19	46.10	Newell Rubbermaid
20	14.67	Van-Rob
22	17.30	Connector Mfg
23	8.62	Goggins Warehouse
24	13.40	Vacant
25	58.77	M-Tek
26-27	Number Not Used	
28	11.88	Acme Mechanical
29	15.14	Permitted
30	16.51	M-Tek
31	13.10	Van-Rob
32	25.30	Mid State Liogistics Reliable Carriers
33-35	Number Not Used	
36	29.10	fischer, USA
37-38	Number Not Used	
39	5.40	Lots 39 - 47 Sold 2014
40	6.60	
41	6.90	
42	6.20	
43	7.50	
44	4.10	
45	7.30	
46	7.60	
47	10.40	



PREPARED BY: BARGE, WAGGONER, SUMNER AND CANNON ENGINEERS, ARCHITECTS AND PLANNERS

Coffee County Interstate Industrial Park
Manchester / Tullahoma
Coffee County, Tennessee

INDUSTRIAL BOARD OF
COFFEE COUNTY
 1329 McArthur St. Ste. 4
 Manchester, TN 37355
 Phone: 931.723.5120



Exit 114

Coffee

Asbury Rd

Hwy 41

Old Airport Rd

24

Exit 117

Aedc Rd

