

INDUSTRIAL SITE AVAILABLE

Property Description:

The Select Tennessee Certified Site designation applies to the Timberlake Industrial Site located along Kirby Drive in Lexington, Tennessee. The available site is approximately 32.84 acres and is located in an area planned for industrial development.

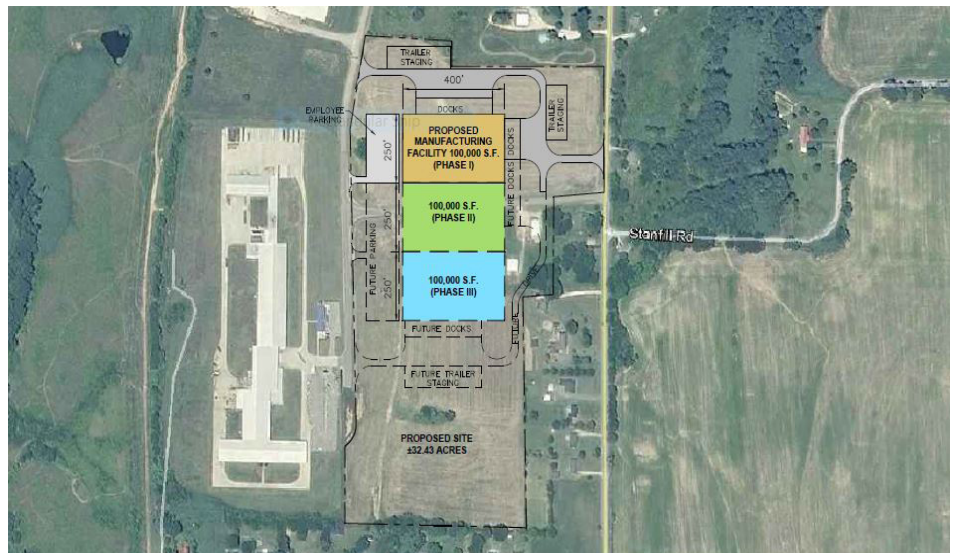
Kirby Drive - Timberlake Industrial Park, Lexington, TN 38201.



Kimberly Douglass, Executive Director
Henderson County Chamber of Commerce
149 Eastern Shores Drive
Lexington, Tennessee 38351
office (731) 968-2126
kdouglass@hctn.org
www.hctn.org



Kimberly Douglass, Executive Director
 Henderson County Chamber of Commerce
 149 Eastern Shores Drive
 Lexington, Tennessee 38351
 office (731) 968-2126
 kdouglass@hctn.org
 www.hctn.org



TIMBERLAKE INDUSTRIAL PARK - Lexington, Tennessee

LAND INFORMATION

Description:	Industrial
Acres:	32; divisible

SITE DETAILS

Address	Kirby Drive
City:	Lexington
County:	Henderson
State:	TN
Zip:	38351
Region:	West Tennessee
Acreage:	32
Railroad:	No
Sale Price:	\$5000/acre negotiable
Lease Price:	Not for lease

OTHER

Foreign Trade Zone:	Yes
Opportunity Zone:	No
Ownership:	public
New Market Tax Credit:	No
Flood Plain:	Zone X (minimal flood hazard)
Phase I Environmental:	Yes
Brownfield:	No
Soil Boring Report:	No

UTILITY INFORMATION

Natural Gas:	West Tennessee Public Utility District; 12" main
Electric:	Lexington Electric System
Water:	Lexington Utilities; 12" main
Waste Water:	Lexington Utilities
Telecom On-Site:	Yes
Telecom Provider:	AT&T

INFRASTRUCTURE

Interstate:	I-40
Distance To Interstate:	5 miles
Highway:	Highway 22
Distance To Highway:	.6 miles
Port:	Port of Memphis
Distance To Port:	123 miles
Airport:	Memphis International Airport
Distance To Airport:	111 miles
Latitude:	35.71258
Longitude:	-88.378322