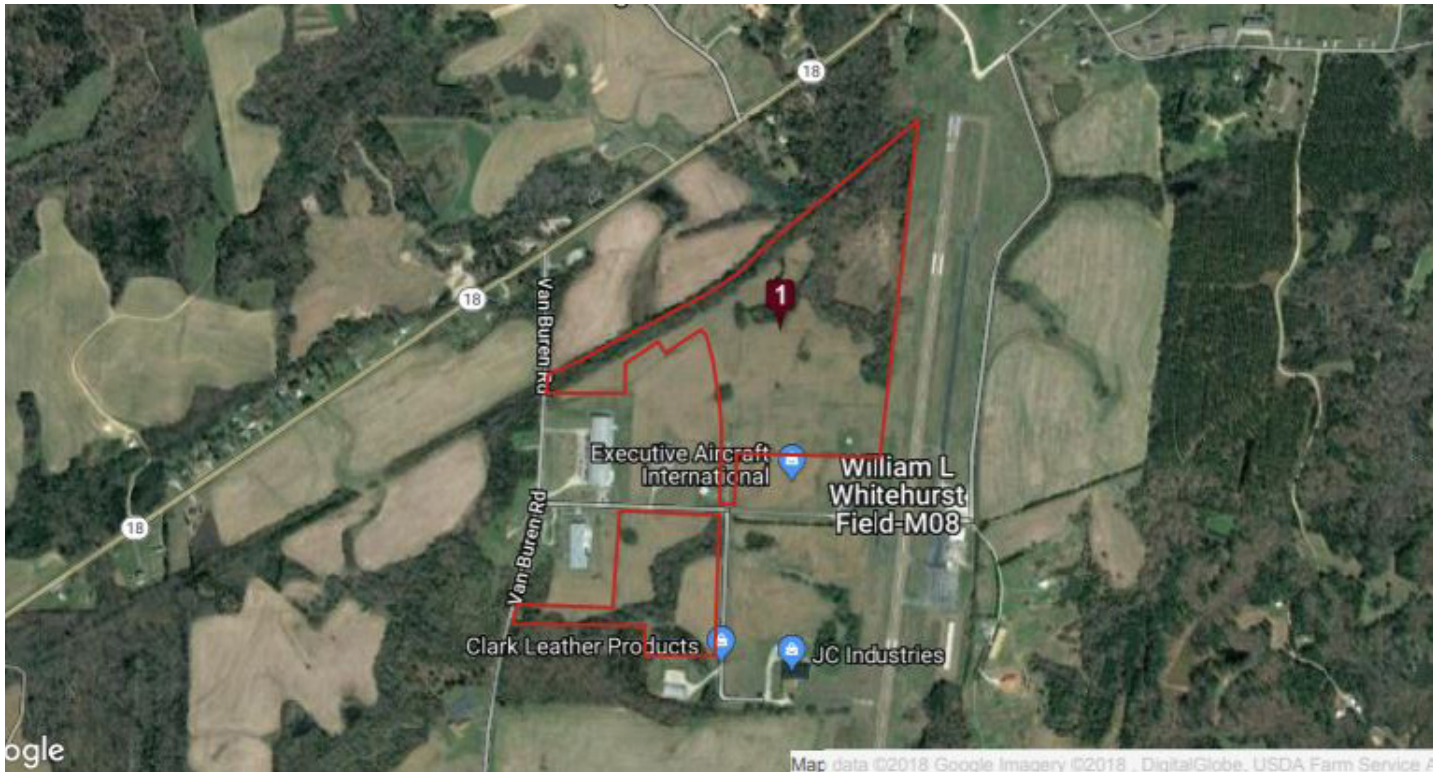


INDUSTRIAL SITE AVAILABLE

Property Description:

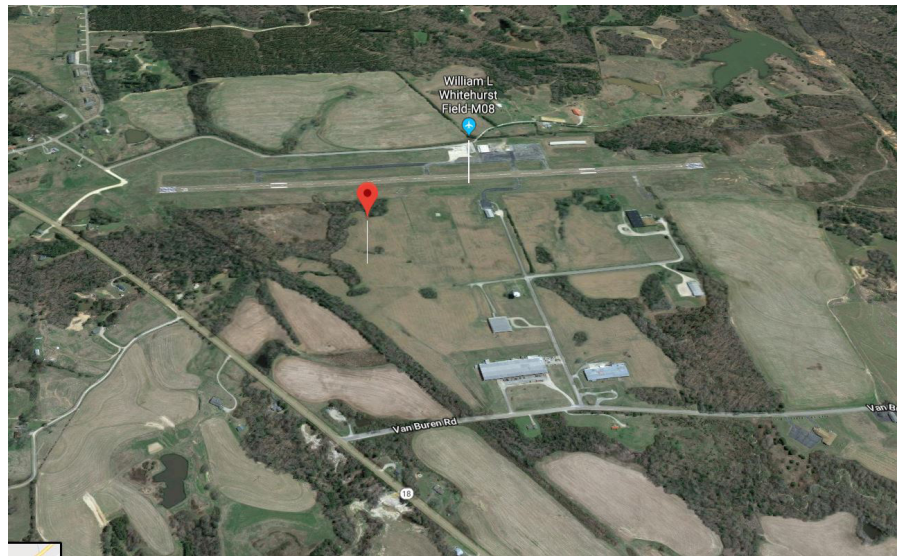
Hardeman County Industrial Park - 113 acre industrial site is just south of Highway 18 and only 4 miles from four lane Highway 64; Highway 18 South, Bolivar, TN 38008.



Laura Hall, Executive Director
Hardeman County Chamber of Commerce
112 South Main Street
Bolivar, Tennessee 38008
office (731) 658-7554
laura@hardemancountychamber.com
www.hardemancountytn.com



Laura Hall, Executive Director
 Hardeaman County Chamber of Commerce
 112 South Main Street
 Bolivar, Tennessee 38008
 office (731) 658-7554
 laura@hardemancountychamber.com
 www.hardemancountyttn.com



HARDEMAN COUNTY INDUSTRIAL PARK - Bolivar, Tennessee

LAND INFORMATION

Description:	Vacant Land
Acres:	113

SITE DETAILS

Address:	Highway 18 South
City:	Bolivar
County:	Hardeman
State:	TN
Zip:	38008
Region:	West Tennessee
Acreage:	113
Railroad:	No
Sale Price:	Negotiable
Lease Price:	Negotiable

OTHER

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

UTILITY INFORMATION

Natural Gas:	City of Bolivar
Electric:	Bolivar Energy Authority
Water:	Bolivar Water Department
Waste Water:	Bolivar Water Department
Telecom On-Site:	No
Telecom Provider:	AT&T

INFRASTRUCTURE

Interstate:	I-40
Distance To Interstate:	32 miles
Highway:	Highway 18
Distance To Highway:	adjacent
Port:	Port of Memphis
Distance To Port:	50 miles
Airport:	Memphis International Airport
Distance To Airport:	50 miles
Latitude:	35.217511
Longitude:	-89.046501