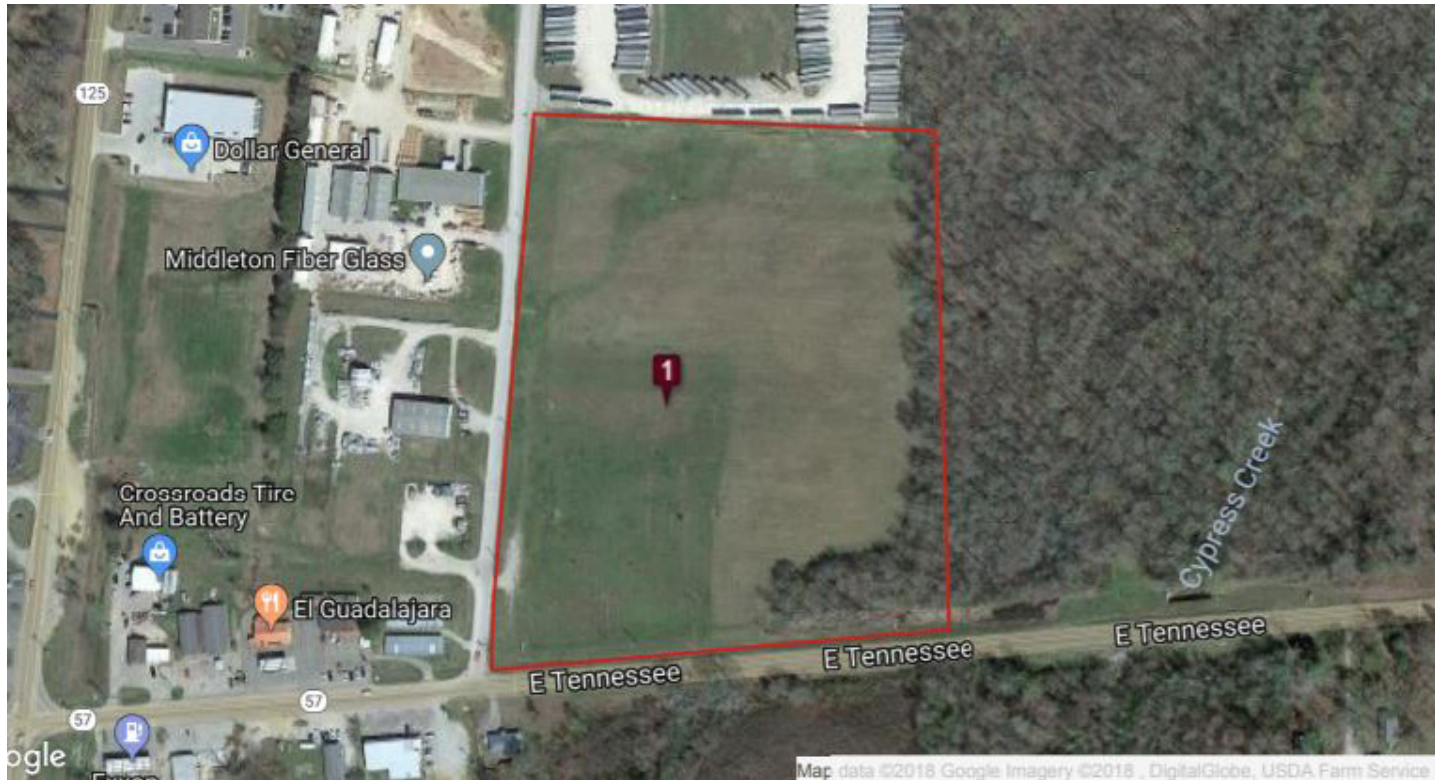


INDUSTRIAL SITE AVAILABLE

Property Description:

Middleton Industrial Park - 14 acre industrial site located adjacent to Highways 125 and 57

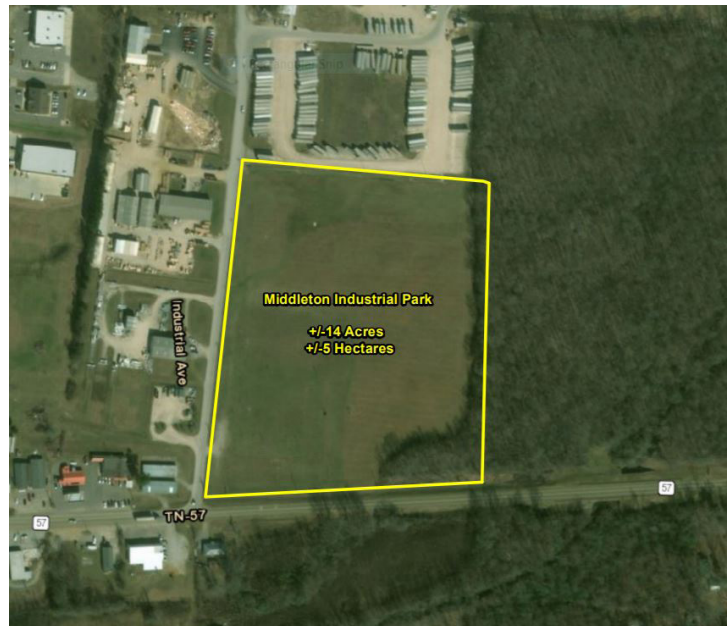
Highway 125 and Highway 57, Middleton, TN 38052.



Laura Hall, Executive Director
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MIDDLETON INDUSTRIAL PARK - Middleton, Tennessee

LAND INFORMATION

Description:	Vacant Land
Acres:	14

SITE DETAILS

Address:	Highway 125 and Highway 57
City:	Middleton
County:	Hardeman
State:	TN
Zip:	38052
Region:	West Tennessee
Acreage:	14
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 Middleton; 6" main
Electric:	Tippah Electric
Water:	City of Middleton; 12" main
Waste Water:	City of Middleton; 10" main
Telecom On-Site:	No
Telecom Provider:	AT&T

INFRASTRUCTURE

Interstate:	I-40
Distance To Interstate:	40 miles
Highway:	Highway 72
Distance To Highway:	2 miles
Port:	Port of Memphis
Distance To Port:	60 miles
Airport:	Memphis International Airport
Distance To Airport:	71 miles
Latitude:	35.043881
Longitude:	-88.889459