

INDUSTRIAL SITE AVAILABLE

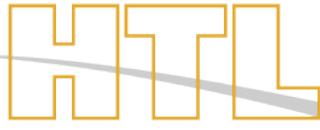
Property Description:

The Ripley East/Walker Industrial Park is 110 acres with excellent highway access. Rail service provided by Canadian National. Phase 1 environmental report available. Certified Tennessee Select Site.

Ripley East/Walker Industrial Park - 374 Highway, Ripley, TN 38063



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ADVANTAGE

TENNESSEE

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RIPLEY EAST/WALKER INDUSTRIAL PARK - Ripley, Tennessee

LAND INFORMATION

Description: Industrial
Acres: 110; divisible

SITE DETAILS

Address: 374 Highland
City: Ripley
County: Lauderdale
State: TN
Zip: 38063
Region: West Tennessee
Acreage: 110
Railroad: Canadian National
Sale Price: Negotiable
Lease Price: Negotiable

OTHER

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

UTILITY INFORMATION

Natural Gas: Ripley Gas & Water Department; 4" main
Electric: Ripley Power & Light
Water: Ripley Gas & Water Department; 10" main
Waste Water: Ripley Gas & Water Department; 8" main
Telecom On-Site: No
Telecom Provider: AT&T

INFRASTRUCTURE

Interstate: I-40
Distance To Interstate: 24 miles
Highway: Highway 51
Distance To Highway: 1 mile
Port: Port of Cates Landing
Distance To Port: 54 miles
Airport: Memphis International Airport
Distance To Airport: 65 miles
Latitude: 35.726
Longitude: -89.5325

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