

MANCHESTER INDUSTRIAL PARK

COFFEE COUNTY, TENNESSEE

INDUSTRIAL BOARD OF COFFEE COUNTY, TENNESSEE

COMMUNITY LOCATION





REGIONAL MAP



COUNTY MAP


MTIDA
COFFEE COUNTY
TENNESSEE
0 2.5 5 Miles
0 2.5 5 Kilometers
RUTHERFORD COUNTY
CANNON COUNTY
WARREN COUNTY
BEDFORD COUNTY
GRUNDY COUNTY
MOORE COUNTY
FRANKLIN COUNTY
COFFEE COUNTY
Beech Grove
Morristown
Manchester
Manchester Industrial Park
Normandy
Tullahoma
Hillsboro
Winchester Springs
Estill Springs
NORMANDY LAKE
TULLAHOMA REGIONAL AIRPORT
ARNOLD ENGINEERING DEVELOPMENT CENTER
AEDC WMA
WOODS RESERVOIR
CSX RAILROAD
CANEY FORK & WESTERN RAILROAD
64
82
280
53
287
US 41
24
55
127
US 41A
130

COMMUNITY OVERVIEW

With Music City to the north and the rolling Tennessee hills to the south, Manchester is perfect place to settle down and experience the qualities that show off our southern charm and hospitality. Manchester is an intimate Tennessee community that is centered around family! A multitude of outdoor activities, an engaging arts community, and a student-driven education system are just a few of the tools Manchester offers.

CONTACT

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TRANSPORTATION

- Located at U.S. Highway 41 South
- 2.5 miles to Interstate 24
- Nashville International Airport (BNA)- 67 miles
- Tullahoma Regional Airport (THA) - 5,500 ft. runway
- Tennessee River access at the port of VP Serodine, Inc. @ Guild, TN - 57 miles

LOCATION

- County: Coffee

Miles from three metropolitan areas:

- Nashville, TN - 71 miles
- Chattanooga, TN - 65 miles
- Huntsville, AL - 80 miles

WORKFORCE

- 33.7% of residents (25+) have a college degree (2024)
- Population of 374,615 within a 45 minute drive (2024)
- Great pipeline of skilled workers with access to multiple higher education institutions including Middle Tennessee State University, the largest university by enrollment in TN, and the University of Tennessee Space Institute (UTSI)
- Centrally located within 35 miles of 3 Tennessee College of Applied Technology locations in McMinnville, Murfreesboro, and Shelbyville.
- TCAT Industrial Maintenance Satellite Facility located in Manchester

LIVABILITY

- Manchester cost of living index is 84 (2025)
- Per capita income of $30,786 (2024)
- Median household income of $59,958 (2024)
- Median home value of $284,364 (2024)

PROPERTY SPECIFICATIONS

This 90 acre tract is owned by the City of Manchester. Located only 1 mile from the Interstate Industrial Park, the Manchester Park is an excellent choice for industries needing sites with a close proximity to Interstate I-24. Currently home to three industries and more than 700 employees, the Manchester Park offers 50- to 90-acre sites that have all utilities and roadways installed and are cleared and ready for pad preparation.

For more information please visit: https://bit.ly/48odBHP

LAND INFORMATION

Site Size (acres):	90+/-
Developable Area (acres):	90 +/-
Additional Acres Available for Development:	No
Certified Site:	Yes - DEAL READY
Divisible:	Yes, minimum 50 acres
Business/Industrial Park:	Yes
Previous Use:	Agriculture
Zoned:	Light Industrial
Ownership:	Public
Parcel ID:	Map 084 Parcel 015.06 & .07

PRICING INFORMATION

For Sale:	Yes
For Lease:	No
Sale Price:	$40,000 per acre
Building Lease Rate: (to be constructed)	Unknown
Land Lease Rate:	Not to be leased
Price Negotiable:	Yes

UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Duck River Electric Membership Corp.
Electric Voltage:	25 kV / 161kV to substation
Nearest Substation:	0.5 mile
Gas Service to Property:	Yes
Gas Provider:	Elk River Public Utility District
Size of Gas Main:	4 inch
Gas Main Pressure:	
Fiber Optics:	Yes
Telecom Service to Property:	Yes
Telecom Provider:	AT&T
Water On Site:	Yes
Water Provider:	City of Manchester
Water Main Size:	12 inch
Sewer on Site:	Yes
Sewer Provider:	City of Manchester
Sewer Main Size:	12 inch

PROPERTY SPECIFICATIONS

GEOGRAPHIC INFORMATION

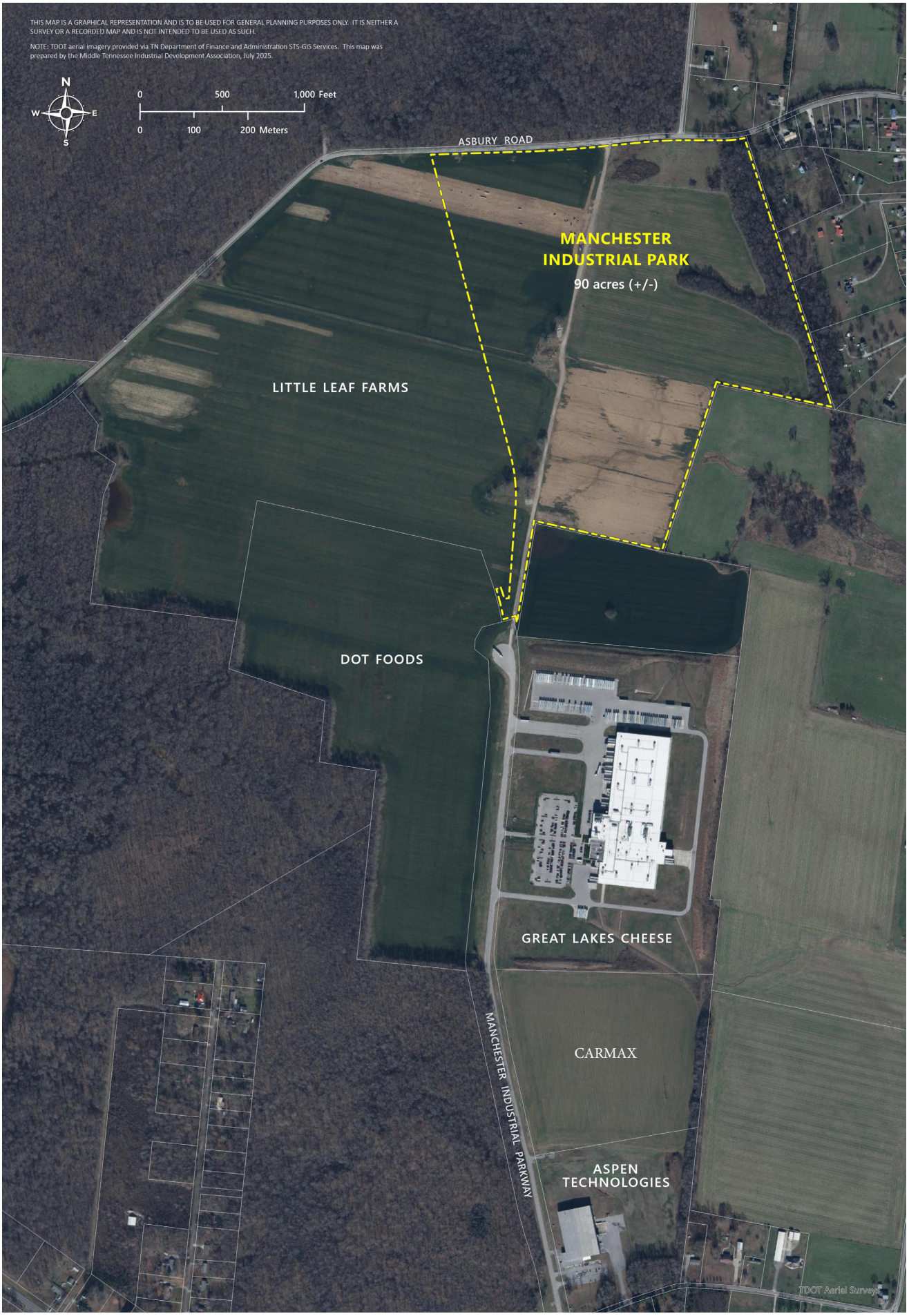
Address:	U.S. Highway 41 South Manchester, TN
Latitude:	35.446005
Longitude:	-86.009989
Topography:	Level
Wetlands:	No
Flood Plain:	No
Phase 1 ESA:	Yes
Geotechnical Report:	No
Foreign Trade Zone:	No
New Market Tax Credit Qualified Census Tracts:	Yes
Tax Increment Financing Area:	No
Airport Zone:	No

TRANSPORTATION INFORMATION

Rail Access:	No
Rail Provider:	N/A
Highway Name:	U.S. Highway 41S
Distance to Highway:	Less than 1/4 of a mile
Interstate Name:	Interstate 24
Distance to Interstate:	2.5 miles
Major Commercial Airport:	Nashville International Airport
Distance to Airport :	59 miles
Local Airport:	Tullahoma Regional Airport
Distance to Airport :	15 miles
Port Name:	VP Serodine, Inc. @ Guild, TN
Distance to Port:	57 miles



SITE MAP


THIS MAP IS A GRAPHICAL REPRESENTATION AND IS TO BE USED FOR GENERAL PLANNING PURPOSES ONLY. IT IS NEITHER A SURVEY OR A RECORDED MAP AND IS NOT INTENDED TO BE USED AS SUCH.
NOTE: TDOT aerial imagery provided via TN Department of Finance and Administration STS-GIS Services. This map was prepared by the Middle Tennessee Industrial Development Association, July 2025.
N
W
E
S
0
500
1,000 Feet
0
100
200 Meters
ASBURY ROAD
MANCHESTER INDUSTRIAL PARK
90 acres (+/-)
LITTLE LEAF FARMS
DOT FOODS
GREAT LAKES CHEESE
CARMAX
ASPEN TECHNOLOGIES
MANCHESTER INDUSTRIAL PARKWAY
TDOT Aerial Survey

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Prepared by:

MTIDA
MIDDLE TENNESSEE INDUSTRIAL DEVELOPMENT ASSOCIATION

2025

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