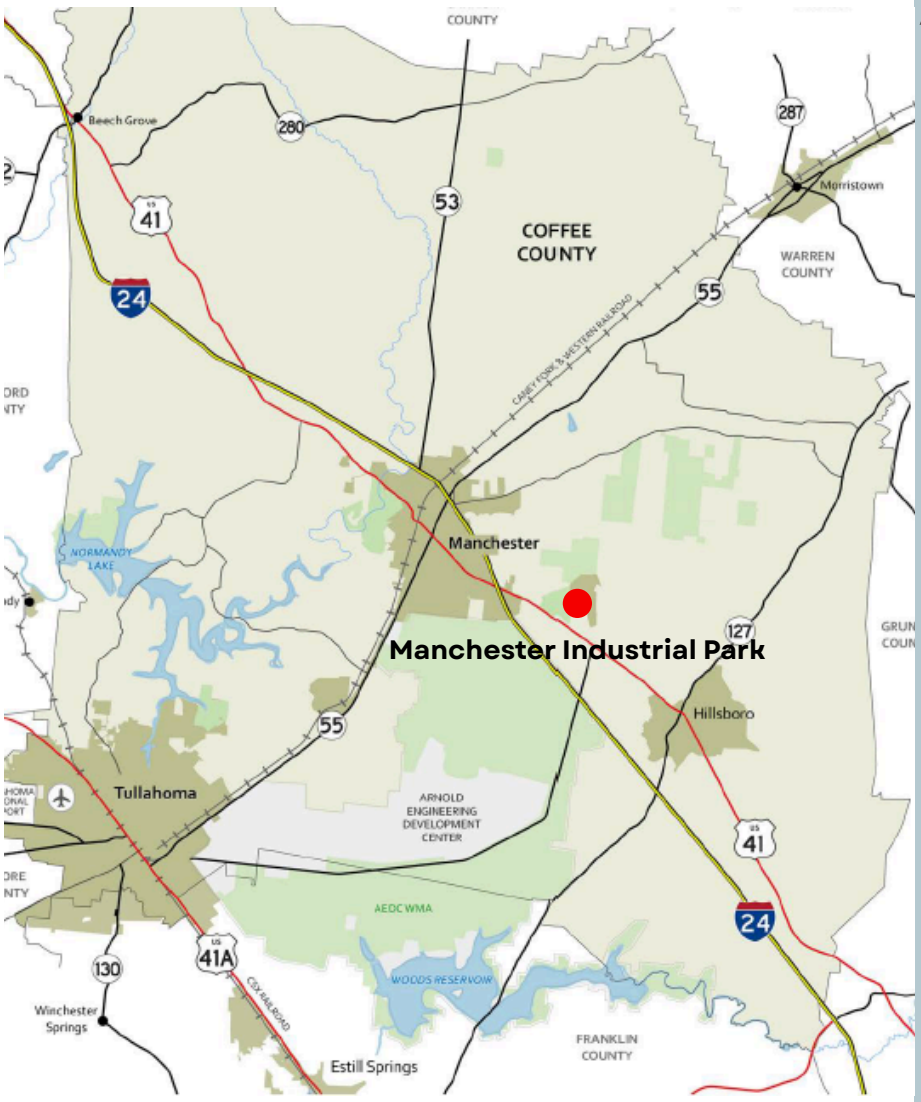
COFFEE COUNTY, TENNESSEE

MANCHESTER INDUSTRIAL PARK

The City of Manchester purchased this 405 acre tract of land in 2005 to develop the Manchester Industrial Park. Located two miles from I-24 with direct access via a state industrial road, the park is currently home to five industries and more than 700 employees.



ABOUT

- Publicly owned
- 5 acre minimum subdivide
- Land starting at
- $40,000/acre
- 90 Select TN Certified acres available
- Home to Aspen Technologies, CarMax, Great Lakes Cheese, Dot Foods, and Little Leaf Farms

TARGET MARKET AREA

- Food & Beverage industries.
- The Manchester Industrial Park is home to a cheese packaging facility, a food redistribution industry that specializes in less-than-truckload shipping, and a hydroponic lettuce growing and packaging facility.
- For the remaining acreage, the Industrial Board of Coffee County seeks to locate more food & beverage industries.
- There is potential for any future F&B industry to utilize Dot Foods' services, which strengthens an existing industry, as well as future industry.

LOCATION

- Inside the Manchester City Limits
- Convenient to three metropolitan areas:
  - Nashville - 70 miles
  - Chattanooga - 65 miles
  - Huntsville, AL - 65 miles

CONTACT

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