

Mt. Verd Industrial Park

- Located in the corporate limits of the City of Athens, McMinn County, Tennessee.
- Publicly owned 223-acre industrial park with 200 contiguous acres available for development.
- The site is located **less than 1 mile off Interstate 75**. Interstate 40 is located 32.5 miles from the Mt. Verd Industrial Park site and Interstate 24 is 51 miles from the site.
- Commercial and cargo airports that serve the area include McGhee **Tyson Airport** 54 miles and **Chattanooga Lovell Field Airport** 50 miles from the proposed site.
- International airports: **Atlanta Hartsfield Airport** 169 miles from site and **Nashville International Airport** 184 miles.
- General Aviation Airport: **McMinn County Airport** is located 10 miles from the site.
- Intermodal/Inland Port: **Appalachian Regional Port** is located 52.5 miles from site. The Appalachian Regional Port is a direct rail service from the Port of Savannah, GA.
- Asking price \$25,000/acre negotiable.
- Zoned for heavy manufacturing.
- Topographic map with 2-foot contours enclosed.
- Environmental Phase I Assessment complete.
- Geotechnical Study complete.
- Threatened & Endangered Species Study Complete.
- Grading plan for Lot 6 complete.
- Utilities:
 - Athens Utilities Board is the distributor of all utilities to the site.
 - Substation 10 MW at 12.47 KV 3 Phase current capacity with growth opportunities
 - 8-inch Natural Gas Line, 50 psi
 - 8-inch waterline.
 - 12-inch sewer line.
 - Fiber ready served through either Athens Utilities Board (AUB) or AT&T.
- Park Tenants: Adler Pelzer Group