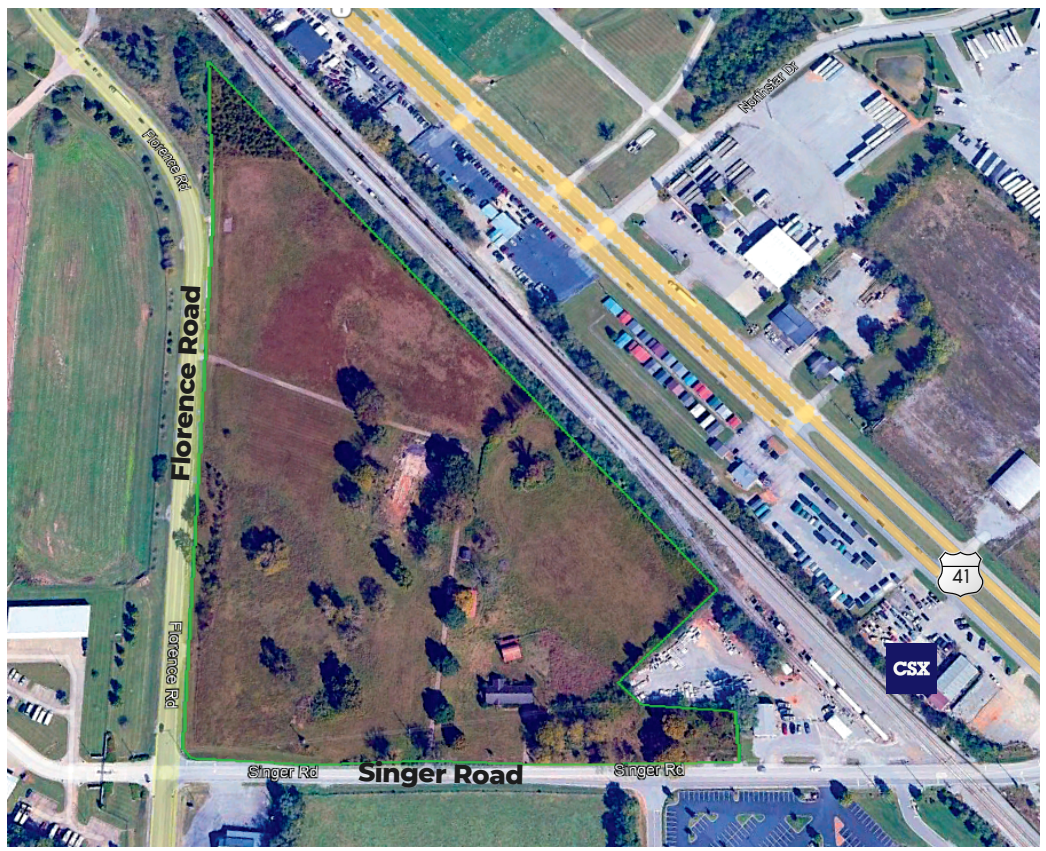
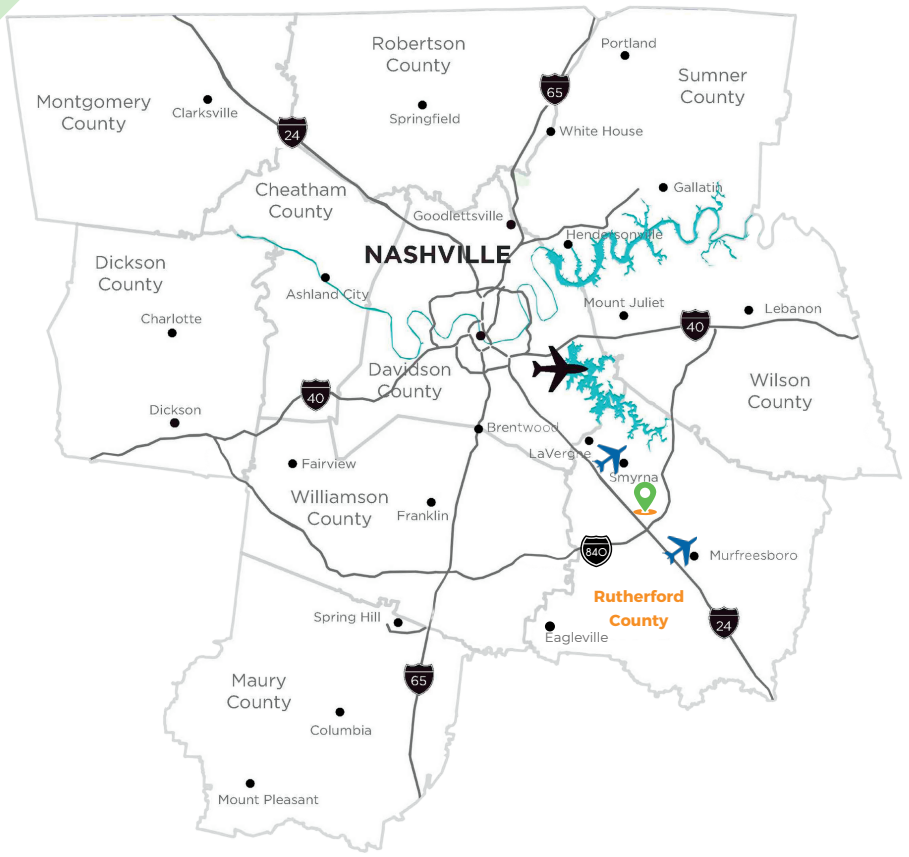


# FLORENCE RD. / SINGER RD.

+/- 20 Acre Rail Site, Publicly Owned



35.919702, -66.467090

## QUICK FACTS

- Publicly Owned by Rutherford County
- TN's Fastest Growing County & Nashville's Largest Suburb
- Targeting Clean, Advanced Manufacturing End Users
- Targeting Skilled Labor & Technical Jobs
- All Industrial Grade Utilities On Site
- Adjacent to the CSX Main Rail Line
- Zoned Light Industrial (LI)
- +/- 225,000 Building Possible

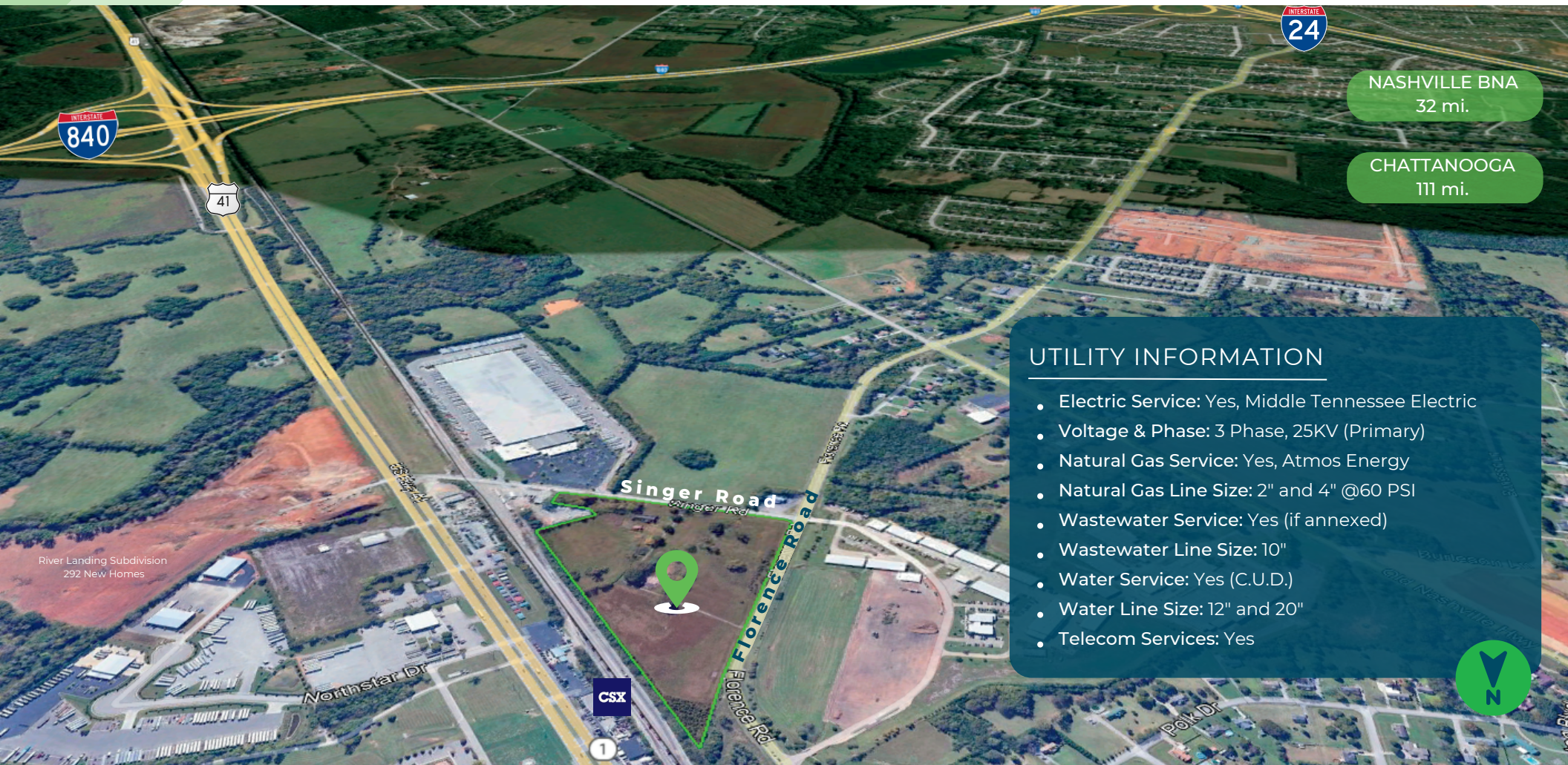


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pcammack@rutherfordchamber.org  
615.722.7022  
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it's all here!  
RUTHERFORD COUNTY  
TENNESSEE

# FLORENCE RD. / SINGER RD.

+/- 20 Acre Rail Site, Publicly Owned



NASHVILLE BNA  
32 mi.

CHATTANOOGA  
111 mi.

## UTILITY INFORMATION

- Electric Service: Yes, Middle Tennessee Electric
- Voltage & Phase: 3 Phase, 25KV (Primary)
- Natural Gas Service: Yes, Atmos Energy
- Natural Gas Line Size: 2" and 4" @60 PSI
- Wastewater Service: Yes (if annexed)
- Wastewater Line Size: 10"
- Water Service: Yes (C.U.D.)
- Water Line Size: 12" and 20"
- Telecom Services: Yes



## TRANSPORTATION ACCESS

- Interstates: I-840 (1.5 mi.) | I-24 (3.5 mi.) | I-40 (23.5 mi)
- Other Major Hwys: US HWY 41 (.25 mi.)
- Major Ports: Mobile, AL (425 mi.) | Savannah, GA (475 mi.)
- Freight Access: CSX Radnor Intermodal Yard Nashville (27.9 mi.)
- Major Commercial Airport: Nashville International - BNA (32.2 mi.)
- GA Airports: Rutherford Co./Smyrna Airport-MQY (7.6 mi.) | Murfreesboro Airport -MBT (7.3 mi)

## PROPERTY DETAILS

- Publicly Owned Greenfield
- +/- 20 acres Rail Site
- Zoned (LI) Light Industrial
- For Sale
- All Utilities to Site
- 20+ People Moving to Rutherford County Daily

## 45 MIN DRIVE-TIME DEMOGRAPHICS

- Population: 1,574,216
- Projected Population Growth (2021 - 2026): +10.4%
- Labor Force: 872,875
- 3 State Colleges with 25K Students within 15 mins
  - Middle Tennessee State University (MTSU)
  - Motlow State Community College
  - TN College of Applied Technology (TCAT, 2 campuses)