



McKenzie Airport Industrial Park - SELECT TENNESSEE

Rochelle Road and Hill Road - McKenzie Airport Industrial Park McKenzie, Carroll County, Tennessee 38201

This site is accessed by a TDOT road into the park, terminating in a cul-de-sac. The developed area is 23.9 acres of the site, including a 7.2 acre pad approximately 315,000 sq.ft. This site location is near a tap owned by the West Tennessee Public Utility District making this a prime spot for a heavy natural gas user.

Site Overview

Site Address	Rochelle Road
City (where site is located)	McKenzie
County (where site is located)	Carroll
Site ownership	Public
Site acreage	30 acres
Developable acreage	30 acres
Additional acreage available	37.5 acres
For sale or lease	Sale
Sale/lease price	\$15,000/acre
Zoning	None
Site covenants	Yes
Impact fees	None
Foreign trade zone	In Process
Distance to highway	State Hwy 22 - .25 miles State Hwy 79 - 6 miles
Distance to Interstate	I-40 - 29 miles
Rail	No
Airport	Carroll County Airport In Park
International Airport	(MEM)- 129 miles (BNA) - 129 miles

Utility Service

Electric provider	Carroll County Electric
Electric line serving site	13 kV
Electric service to substation	69 kV
Dual feed service	Yes
Natural gas provider:	West TN Public Utility
Water provider:	City of McKenzie
Natural gas service	8 inch line/325 psi
Water line serving site	10 inch
Water system capacity	3.0 MGD
Sewer provider:	City of McKenzie
Excess water system capacity	1.3 MGD
Wastewater line	8 inch line
Wastewater system capacity	2 MGD
Excess wastewater capacity	1.4 MGD

Technical Studies and Reports

Two foot topographic survey	Available
Geotechnical Survey	Available
Site grading plan/design	Not Available
Flood hazard	Outside Flood Plain
Phase 1 ESA	Available
Endangered Species Desktop Renew	Available
Hydrologic determination	Available
Cultural Resource Desktop Review	Available



McKENZIE
INDUSTRIAL DEVELOPMENT BOARD

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