

281 Industrial Blvd.

TULLAHOMA, TENNESSEE 37388



developments | real estate | construction
615-896-0000

\$8.25/SF - \$12.00/SF NET



TRAFFIC COUNT

- 17,576 Hwy 55
- 13,801 U.S.-41A

Building SF:	8,000	Eave Height:	-
# of Units:	2	Electricity:	-
Units SF:	3,600 - 8,000	Zoning:	Heavy Industrial

PROPERTY HIGHLIGHTS

- Located right outside Arnold AFB
- Easy Access to U.S.-41A and Hwy 55
- Approx. 1.25 hours to Nashville Airport

DEMOGRAPHIC SNAPSHOT

COFFEE COUNTY

2023 Population Estimate	59,925
2023 Median HH Income	\$52,626
2022 Number of Households	21,412



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www.swansondevelopments.com

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