

281 Industrial Blvd.

TULLAHOMA, TENNESSEE 37388



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



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 Co.

2025 Population Estimate	62,794
2025 Median HH Income	\$60,656
2025 Number of Households	22,794



TRAFFIC COUNT

- 16,240 Hwy 55
- 22,302 U.S.41A

615-896-0000
www.swansondev.com

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