



Roane ECD

Roane Alliance



Roane County Industrial Park Industrial Park Road

An 8 acre site with great visibility in the Roane County Industrial Park prepared to accommodate future industrial development today.

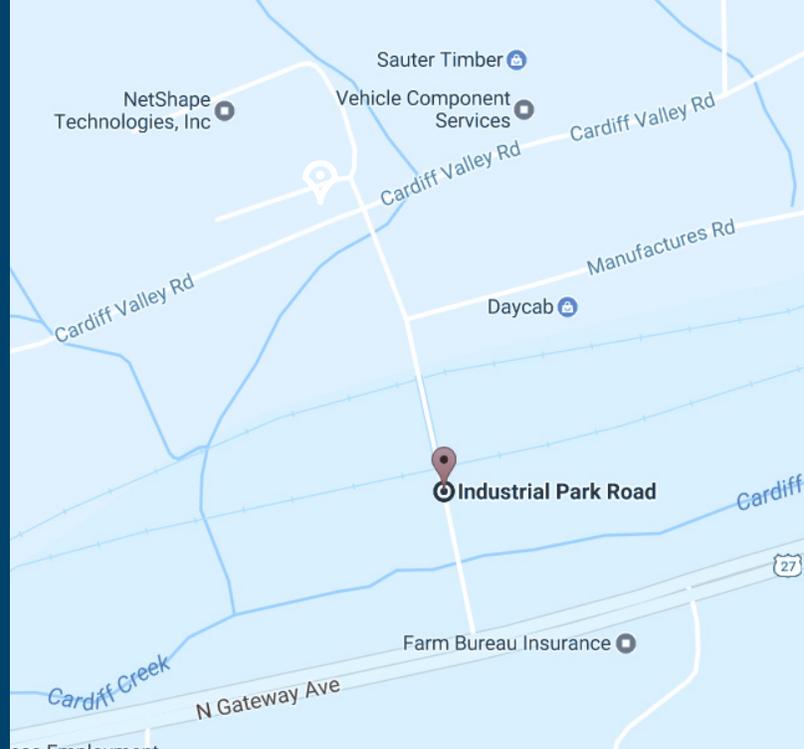


Roane
ALLIANCE

Industrial Park Road

Roane Co. Industrial Park Rockwood, TN

This is the first available site in the park offering great visibility and access. With ready infrastructure and ample capacity for heavy manufacturing, the Industrial Park Road site would be a great location for a new building less than 50,000 sq. ft.



Site Overview

- **Site Address:** Cardiff Valley Rd & US Hwy 27
- **City (where site is located):** Rockwood
- **Site ownership:** Public
- **Site acreage:** 8 acres
- **For sale or lease:** Sale
- **Sale/lease price:** \$15,000 per acre
- **Zoning:** I-3 Heavy Industrial
- **Site covenants:** Yes
- **Impact fees:** None
- **Foreign trade zone:** Designation Possible
- **Distance to four-lane highway:** 0.5 miles
- **Rail service:** Nearby

Utility Service

- **Electric line serving site:** 12.47/7.2kV
- **Electric service to substation:** 161 kV
- **Dual feed service:** Not available
- **Natural gas service:** 6 inch line / 160 psi
- **Water line serving site:** 10 inch
- **Water system capacity:** 6 MGD
- **Excess water system capacity:** 3.6 MGD
- **Wastewater line serving site:** 8 inch
- **Wastewater system capacity:** 1 MGD
- **Excess wastewater capacity:** 0.45 MGD

Technical Studies & Reports

- **Two-foot topographic survey:** Not Available
- **Geotechnical survey:** Not Available
- **Site grading plan/design:** Not Available
- **Flood hazard:** Outside flood plain
- **Phase 1 ESA:** Not Available
- **Endangered species desktop review:** Not Available
- **Hydrologic determination:** Not Available
- **Cultural resource desktop review:** Not Available