

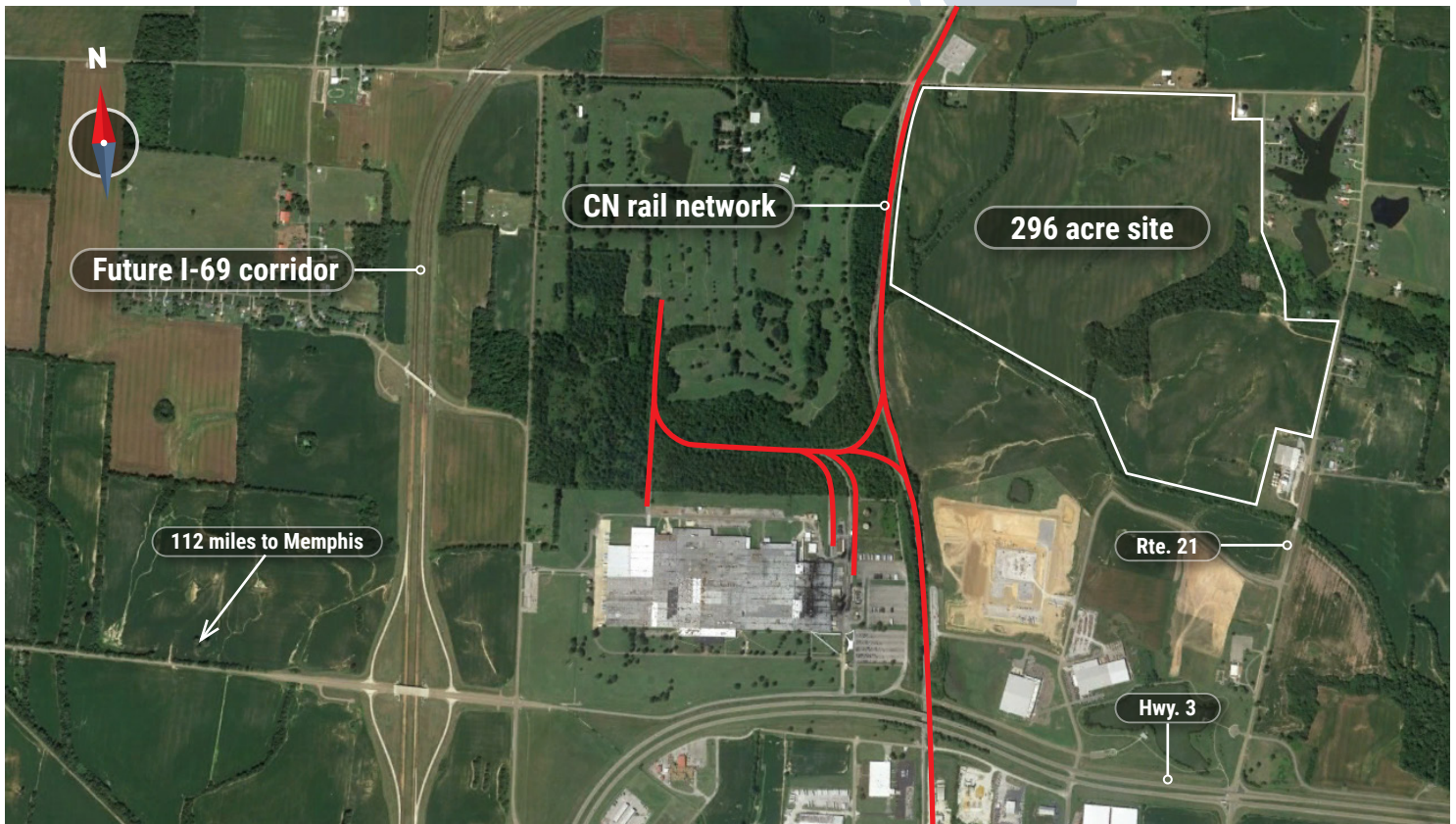


NW TN Regional Industrial Park

Union City | Obion County | Tennessee

Property Information:

- Site Name NW TN Regional Industrial Park
- Location Union City, Tennessee
- Latitude 36° 27' 45" N
- Longitude 89° 03' 20" W
- Ownership City of Union City
- Site Size 296 acres
- Rail Frontage 2,700 feet



Contact: **Shane Crain**
shane.crain@cn.ca



Certification review by Austin Consulting is certified accurate as of July 2020

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This location has been designated a CN Certified Rail Ready Site. Through our 3rd party partner, Austin Consulting, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk



CN Rail Connectivity:

Subdivision: Adjacent to Union City Terminal Railroad's (UCT) yard; connected to CN Fulton subdivision milepost 0

Frontage: CN approved, approx. 2,700 ft. direct access

Operations: Ideal for hook and haul service



Specific Property Information

Zoning classification: Foreign Trade Zone #283, planned industrial

Electric: Union City Electric Authority and Tennessee Valley Authority

Natural Gas: Atmos Energy

Water: City of Union City

Wastewater: City of Union City

Highways: Future Interstate 69 (less than 0.5 mi.)



Regulatory Assessments:

Completed geotechnical and topographical surveys, endangered species, hydrological and cultural resources reviews completed; Phase 1 ESA available



Suggested Fit for Use:

Manufacturing, automotive, metals



Looking Southeast across the site



Union City Electric Authority's substation adjacent to site



Future Interstate 69 right-of-way



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