



# Gallatin Industrial Center, Phase II

## SITE OVERVIEW

Site Address: **Gateway Drive**

City (where site is located): **Gallatin**

County (where site is located): **Sumner**

Site ownership: **Public**

Site acreage: **206 acres**

Developable acreage: **196 acres**

Additional acreage available: **None**

For sale or lease: **Sale**

Sale/Lease price: **\$30,000 per acre**

Zoning: **Industrial Restrictive**

Site covenants: **Yes**

Impact fees: **Yes**

Foreign trade zone: **FTZ No. 78**

Distance to four-lane highway: **6.1 miles**

Rail service: **Not available**

## UTILITY SERVICE

Electric line serving site: **2.5 MW [proposed]**

Electric service to substation: **28 MW**

Dual feed service: **Available**

Natural gas service: **4 Inch [proposed]**

Water line serving site: **12 Inch [proposed]**

Water system capacity: **16 MGD**

Excess water system capacity: **5 MGD**

Wastewater line serving site: **8 Inch [proposed]**

Wastewater system capacity: **12.5 MGD**

Excess wastewater capacity: **6 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 [January, 2013]**

Endangered species desktop review: **Available**

Hydrologic determination: **Available**

Cultural resource desktop review: **Available**

