



# Partnership Park II

## SITE OVERVIEW

Site Address: **Weaver Pike**  
City (where site is located): **Bristol**  
County (where site is located): **Sullivan**  
Site ownership: **Public**  
Site acreage: **204 acres**  
Developable acreage: **147 acres**  
Additional acreage available: **138 acres**  
For sale or lease: **Sale**  
Sale/Lease price: **\$30,000 to \$75,000 per acre**  
Zoning: **M-2 General Industrial**  
Site covenants: **Yes**  
Impact fees: **None**  
Foreign trade zone: **FTZ No. 204**  
Distance to four-lane highway: **0.3 Miles**  
Rail service: **Conceptual plan available**

## UTILITY SERVICE

Electric line serving site: **13.2 kV**  
Electric service to substation: **69 kV**  
Dual feed service: **Available**  
Natural gas service: **2 and 4 Inch line / 60 psi**  
Water line serving site: **36 Inch**  
Water system capacity: **10 MGD**  
Excess water system capacity: **4.4 MGD**  
Wastewater line serving site: **10 Inch**  
Wastewater system capacity: **15 MGD**  
Excess wastewater capacity: **5.2 MGD**

## TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**  
Geotechnical survey: **Available**  
Site grading plan/design: **Not Available**  
Flood hazard: **Portion of park within flood plain**  
Phase 1 ESA: **Available [February, 2013]**  
Endangered species desktop review: **Available**  
Hydrologic determination: **Available**  
Cultural resource desktop review: **Available**

