

Holston Business & Technology Park

holston2025.com



The Holston Business and Technology Park is a 2,000 acre industrial, commercial and retail development at the 6,000 acre Holston Army Ammunition Plant. The facility is strategically located in the Southeastern United States on a four-lane highway, five minutes from I-181 and within ten minutes of I-81, and offers easy access to five states.

The Park is within a one-day drive of 70% of the U.S. population. The facility has ample and affordable electricity, on-site water and wastewater treatment capability, natural gas and significant steam generating capacity. Existing buildings and greenfield sites are currently available to fit your needs.

For more information about this facility, please contact:

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Overview

■ Rail access to both CSX and Norfolk Southern.

■ Tri-Cities Regional Airport provides several daily corporate, passenger and cargo flights to national and regional hubs throughout the Southeastern U.S.

■ Approximately 545,000 SF available for mixed use facilities. At present, several manufacturing buildings offer: modern office facilities, secure environment, production facilities, land development tracts up to 100 acres, licensed storage for energetic materials, and Foreign Trade Zone designation.

■ Incentives:

- ▲ ARMS Incentive Funds - Building Modifications, Equipment Upgrades, Feasibility Studies, etc.
- ▲ Tennessee Incentives and Grants

Utilities

Electricity Source

American Electric Power

Electricity Capacity

Capacity 21 megawatts
Primary 138,000 volts
Secondary 14,000 volts

Natural Gas Source

TenGasCo & Hawkins Co Gas Utility

Natural Gas Capacity

Capacity Available

Steam Generation Capacity

300,000 # per hr @ 150 psig

Compressed Air capacity

N/A

Potable Water

7 M GPD

Process Water Capacity

15 M GPD

Raw Water

Common with process water

Domestic Sewage Treatment Capacity

1 M GPD

Industrial Waste Treatment Capacity

7 M GPD

Fiber Optic Available

Yes



Two fully heated and air conditioned warehouses, 30,000 sq. ft and 20,000 sq. ft. (currently co-joining-but could be separated) with a third 7,000 sq. ft. "stand alone" building, all situated on a 4.5 acre site.

Amenities & Infrastructure