

Milan Commercial Complex

milancommercialcomplex.com



Overview

■ Amenities & Infrastructure

- ▲ Inexpensive utilities
- ▲ Excellent transportation systems
- ▲ 216 miles of paved roads
- ▲ One mile from U.S. Hwy. 45, .5 miles from U.S. Hwy. 70 Alt/79 & 20 miles from I-40
- ▲ Served by CSX and Norfolk Southern railroads - 3,000 car storage capacity
- ▲ 110 miles to the Mississippi River
- ▲ Federally owned sewage treatment facility
- ▲ 5+ M GPD potable water source on-site
- ▲ Machine shop, Industrial x-ray, Environmental and Chemical Lab and Metrology Lab.

■ Incentives:

- ▲ ARMS Incentive Funds - Building Modifications, Equipment Upgrades, Feasibility Studies, etc.
- ▲ Tennessee Direct Financial Incentives - grants and loans, infrastructure financing, private activity bonds, revolving loan funds, SBA 504 loans, new hire training assistance

Utilities

Electricity Source

Tennessee Valley Authority (TVA)

Electricity Capacity

15,840 KVA

Natural Gas Source

N/A

Natural Gas Capacity

N/A

Steam Generation Capacity

2,800 BHP at 100-150 psig

Compressed Air capacity

2,025 HP at 100 psig

Potable Water

5.04 M GPD at 90 psig - 8", 10" & 12" diameters

Process Water Capacity

Same as Potable Water

Raw Water

N/A

Domestic Sewage Treatment Capacity

300,000 GPD

Industrial Waste Treatment Capacity

200,000 GPD

Fiber Optic Available

Yes



Situated on 43 acres, the Milan Commercial Complex manufacturing / warehouse and distribution area contains a total of 23 buildings with over 288,000 square feet of available property.

The Milan Commercial Complex is located on the prestigious Milan Army Ammunition Plant site which encompasses more than 22,000 acres of rolling countryside in West Tennessee. The facility is located in the center of 76% of major U.S. markets in the highly accessible area of Milan, TN.

It offers unparalleled opportunity for growth in the industrial manufacturing arena. Leasehold improvements are available with little to no initial capital outlay for the tenant. Managed by American Ordnance, LLC, the Milan Commercial Complex also offers support services such as laboratory and engineering services to suit a variety of industries.

For more information about this facility, please contact:

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