



Fact Sheet

- **1,350-acre developable acres surrounded by a 2,800-acre buffer to the east and 128-acre buffer to the west. When complete, Enterprise South will include 3,000 developable acres while retaining both buffers.**
 - Chattanooga, TN (12 miles Northeast of Downtown Chattanooga)
 - Zoned: Heavy Manufacturing

- **Multi-modal Transportation**
 - Interstate
 - I-75 adjacent to site (two Interchanges serve the site)
 - I-24 - 7 miles from site
 - I-59 - 25 miles from site
 - Air Service
 - Chattanooga Metropolitan Airport - 4.5 miles from site
 - Dual Rail Capacity
 - CSX
 - Norfolk Southern

- **Proximity to Major Commercial Centers and Markets**
 - 70% of the U.S. population is within a one-day drive.
 - Location in the SE Growth Corridor:
 - Atlanta, GA: 120 miles
 - Knoxville, TN: 100 miles
 - Nashville, TN: 130 miles
 - Birmingham, AL: 150 miles

- **Industrial-grade Infrastructure**
 - Water - 30 MGD
 - Electricity - 161kV to 12kV
 - Sewers - minimum of 1.0 MGD; expandable
 - Natural Gas - minimum of 83,000 CFH; expandable to 500,000 CFH

- **Highly Skilled Workforce**
 - Labor pool: Over 1 million people (MSA Population: 496,854)
 - Strong regional manufacturing expertise and trades
 - Chattanooga State Technical Community College provides customized state training programs (6 miles from site).
 - University of Tennessee at Chattanooga is 11 miles from the site is home to the SimCenter: National Center for Computational Engineering which offers a doctorate in computational engineering.
 - Universities within 200 miles of site graduate 4,500 engineers each year

- **Proximity to Major National Research and Technology Centers**
 - SimCenter: National Center for Computational Engineering(Chattanooga, TN): 6 miles
 - Oak Ridge National Laboratory (Oak Ridge, TN): 109 miles
 - Arnold Engineer Development Corporation (Tullahoma, TN): 80 miles