



# AEROSPACE PARK

TRI-CITIES REGIONAL AIRPORT, TN/VA

For more information, call:  
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## **Ready For Business**

Aerospace Park is a prime location available for immediate development. This development is located at Tri-Cities Regional Airport in Sullivan County, TN. The business-friendly community has simplified the zoning and permitting process to make it easier for companies to invest in the region. Aerospace Park features over 160 available acres and is available for development with minimal site preparation required. Municipal gas, water, sewer, electric and communications utilities are already in place. Call us for a site visit. We'll be happy to show you around.



## **Available. Accessible. Connected.**

Aerospace Park is uniquely equipped to accommodate immediate development for aviation, cargo and distribution operations. The park is located next to the Air Cargo Logistics Center off of Hamilton Road, accessed by four-lane Hwy 75.

**Land Availability:** Over 160 acres.

**Location:** East Tennessee. Approx. 3 mi. from I-81 and 6 mi. from I-26. **Gas:** 2", 60psi line provided by Atmos Energy.

**Water:** 12" line provided by City of Johnson City

**Sewer:** Services provided by City of Johnson City

**Communications:** Fiber & copper in place. Provided by BTES & CenturyLink.

**Electric:** Service provided by Bristol Tennessee Essential Services (BTES)

## **On-Site Amenities**

The availability of multiple air-related services sets Aerospace Park apart from other business parks.

**Airfield Access:** Direct cargo apron, taxiway and runway access.

**Runway:** Runway 5/23: 8,000 ft. / 75-ft. taxiways. Accommodating group 4+ aircraft.

**Logistics:** Air Cargo Center, on-site Customs Port and Foreign-Trade Zone.

**Commercial Air Service:** Non-stop service from Tri-Cities Regional Airport to multiple destinations.

**Safety:** Public Safety / Fire-Rescue Department.

## **Development Advantages**

**Ready To Develop:** Phase 1 environmental study completed with no issues identified.

**TN State certified:** No wetlands, no endangered species and no cultural sites identified.

**Utilities In Place:** No waiting on local utility services - all major utilities are in place and ready for use.

**Business-Friendly:** Simplified zoning and permitting process.

**Incentives:** Tennessee is one of the top states for development with low taxes, numerous incentives and investment tax credits.



**Tri -Cities Regional Airport**

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