

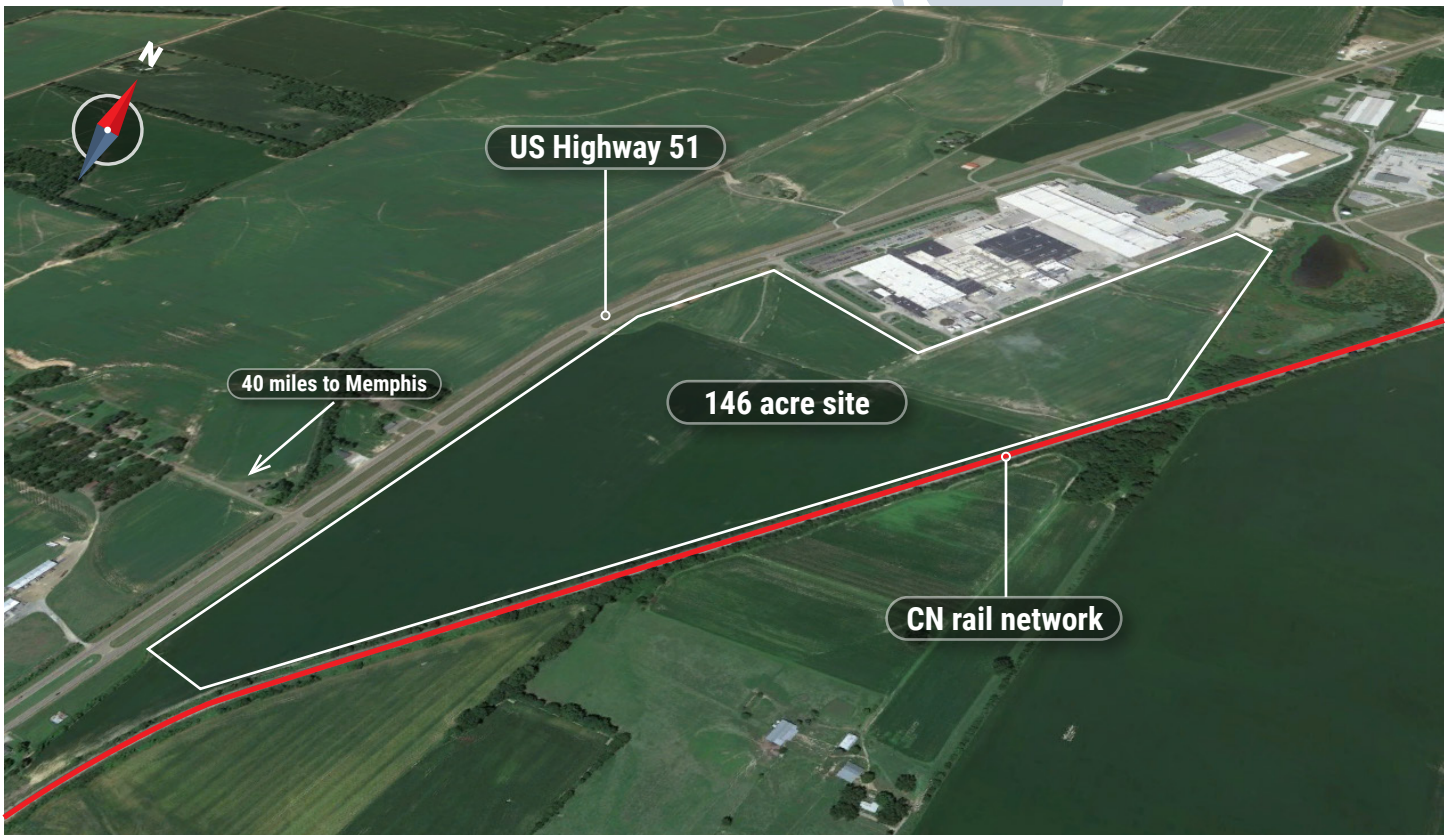


Rialto Industrial Park

Covington | Tennessee

Property Information:

Site Name Rialto Industrial Park
Location Covington, Tennessee
Latitude 35° 36' 33" N
Longitude 89° 37' 33" W
Ownership IDB - Town of Covington
Site Size 146 acres - 130 developable
Rail Frontage 3,800 feet



Contact: **Shane Crain**
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Certification review by Austin Consulting
is certified accurate as of April 2021

Rialto Industrial Park

Covington | Tennessee



This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, Austin Consulting, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk



CN Rail Connectivity:

Subdivision: Fulton subdivision milepost 349

Frontage: 3,800 feet

Operations: Ideal for hook and haul service



Specific Property Information

Zoning classification: M-1 (Industrial Park District)

Electric: Covington Electric Systems

Natural Gas: Covington Public Works

Water: Covington Public Works

Wastewater: Covington Public Works

Telecommunications: AT&T

Highways: US-51 (0.1 mi.) Interstate 40 (24 mi.)
Interstate 55 (37 mi.)



Regulatory Assessments:

Phase 1 environmental study including wetland delineation, endangered species and cultural resources has been completed



Suggested Fit for Use:

Ideal, but not limited to: agricultural, automotive, renewables and steel manufacturing



Aerial view looking north with CN tracks on right, hwy 51 on left



Aerial view looking south



View from property looking southeast (CN train)



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