DATA CENTER · AI/HPC · ENERGY-INTENSIVE INDUSTRIAL

153,000 SF industrial building with on-site substation and electrical infrastructure

Cleared former manufacturing shell in Jackson, Tennessee, available for long-term lease. JEA/TVA power with 46 kV lines adjacent, fiber on site, rail adjacent, a carrier-neutral data center 1.4 miles away, and ~10 minutes to Interstate 40.



153,000 SF	46 kV	~10 min	~45 min
Cleared industrial shell	JEA lines & substation adjacent	To Interstate 40	To Stanton, TN Megasite

Property & Building

Address	160 Rosedale Street, Jackson, TN 38301 (campus also addressed as 154 Rosedale Street)
Offering	Long-term lease with tenant-specific buildout
Site	~5 acres main listing site within a larger industrial campus; additional buildings and land available for expansion
Prior use	Armstrong (Bruce Hardwood) solid-wood flooring plant [12]
Building	153,000 SF; steel construction; ~5,000 SF dedicated office
Clear height	12–26 ft
Loading	4 exterior dock doors under a covered dock, plus 1 drive-in bay
Fire protection	Dry sprinkler system
Interior	Cleared shell with multiple operational zones, ready for tenant buildout

Access & Logistics

Interstate 40	~10 minutes
Stanton, TN Megasite	~45 minutes
Highway	Adjacent to Highway 45
Rail	Rail line adjacent to the site; West Tennessee Railroad, headquartered in Jackson, interchanges with CSX, CN, NS, and CPKC [11]
Region	I-40 corridor between Memphis and Nashville
FEMA flood zone	Zone X (minimal flood hazard) at the building

Power

Electric utility	Jackson Energy Authority (JEA), municipal distributor of TVA power [1][2]
On site	Substation and electrical infrastructure with distributed industrial electrical systems
Data center precedent	JEA built the 46 kV Jones Creek Substation to serve 60 MW of data center load in Jackson [4]

Nearby grid infrastructure	Distance
JEA 46 kV lines and distribution substation	Adjacent (~0.2 mi)
TVA 161 kV transmission line	~2.7 mi
TVA South Jackson 161 kV substation	~3.5 mi
TVA Jackson 500 kV switching station	~6 mi

Straight-line distances, OpenStreetMap [3]. Legacy boiler, steam- and power-generation equipment, biomass handling, and concrete silos remain on site; the legacy generation equipment is not currently operational.

Connectivity

On-site fiber	Business-class fiber service in place on site
JEA fiber	100% fiber-optic network with dark fiber up to 10 Gbps [1]
Carrier-neutral colo	Aeneas data center, 300 N. Cumberland St., ~1.4 mi; connected to the primary AT&T central office [5]
Water, wastewater & gas	JEA, a single provider for electric, natural gas, water, wastewater, and fiber [1]

Incentives & Designations

TN qualified data center	Data centers investing more than $100 million within three years and creating at least 15 net new full-time jobs at 150% of the state average occupational wage receive: sales/use tax exemption on computers, software, and related equipment; no sales tax on backup power infrastructure or cooling equipment; a 1.5% sales tax rate on electricity. Tenn. Code Ann. § 67-6-206(c) [6][7]
Opportunity Zone	Census tract 47113000700, a designated Qualified Opportunity Zone [8][9] through December 31, 2028 [10]
Local partners	JEA is part of Team Madison County with the Jackson Chamber, City of Jackson, Madison County, State of Tennessee, and TVA [1]

Contact

HEW Holdings, LLC · jackson@hewholdings.com · Site package, site visits, and utility introductions. NDAs welcome.

Sources: [1] jaxenergy.com/learning-center-articles/unique-advantages · [2] jaxenergy.com/learning-center-articles/how-electricity-gets-to-our-homes-businesses-industries · [3] openstreetmap.org (ODbL) · [4] JEA FY2023 audit, madisoncountytn.gov/DocumentCenter/View/15190 · [5] datacentermap.com/usa/tennessee/jackson/aeneas-internet--telephone · [6] Tenn. Code Ann. § 67-6-206 · [7] TN Dept. of Revenue, Sales Tax for Data Centers · [8] IRS Notice 2018-48 · [9] U.S. Census Bureau Geocoder · [10] IRS Notice 2026-40 · [11] wtnnrr.com · [12] Armstrong Flooring 2017 Form 10-K. FEMA National Flood Hazard Layer. Consult your tax advisor on incentive eligibility.

Information deemed reliable but not guaranteed; prospective tenants should verify.