



BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

PELLISSIPPI CORPORATE CENTER

CHERAHALA BLVD | KNOXVILLE, TN 37932

Property Information – Sites 11 & 12

Total Available Acres: 32.43 acres

Zoning: BP/TO (Business and Technology Park Zone with Technology Overlay)

Covenants: Design guidelines and covenants are in place

Utilities/Services

Electricity: Lenoir City Utility Board - 12.5 kV line on site

Water: West Knox Utilities Board - 16" line on site

Wastewater: West Knox Utilities Board – 8" line on site

Gas: Knoxville Utilities Board – 8" line on site

Telecommunications: AT&T, Comcast, KUB

Fire Protection: Karns VFD; 2.8 miles (4.2 km)

Transportation Accessibility

Nearest Interstate: I-40/I-75; 3.8 miles

Nearest Arterial Hwy: Hardin Valley 4-lane divided HWY; .2 miles

Nearest Barge Facility: Burkhart Enterprises, Inc.; 27.8 miles

Nearest Rail Provider: Norfolk Southern; 10.5 miles

Nearest Commercial Airport: Knoxville McGhee Tyson Airport; 17.2 miles



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Oak Ridge National Lab,
Hardin Valley Campus

Sites 11 & 12 – 32.43 acres

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