

BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

PELLISSIPPI CORPORATE CENTER

CHERAHOLA BLVD | KNOXVILLE, TN 37932



Pellissippi Corporate Center (PCC) is one of East Tennessee's premier business parks. This 150 acre business park is located at the intersection of Hardin Valley Road (State Route 169) and Pellissippi Parkway (State Route 162, a four lane divided highway extension of Interstate 140). Located in the heart of East Tennessee's highest concentration of technology based companies and research institutions, PCC is the home to the Oak Ridge National Lab's Hardin Valley campus. PCC offers convenient access to the Oak Ridge National Lab (6 miles), the University of Tennessee in Knoxville (17 miles), and Knoxville's McGhee Tyson Airport (18 miles). The capacity and quality of the power, telecommunications, water, sewer and natural gas utilities within the park are capable of meeting the most demanding company requirements.



17 Market Square #201
Knoxville, TN 37902
(865) 637-4550
www.knoxvillechamber.com

SELECTED CORPORATE PRESENCE



Oak Ridge National Lab



ADT Security

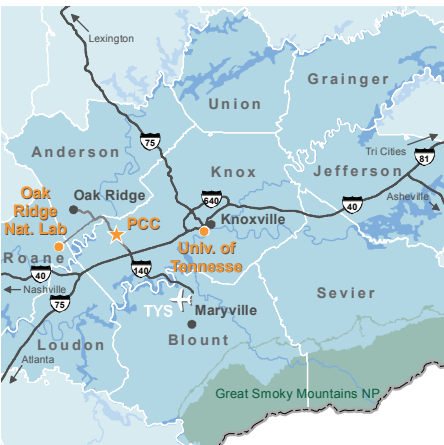


CVS Caremark



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Property Information

Remaining acres in park	76.31 acres (30.88hectares)
Smallest tract (acres)	7.01 acres (2.84 hectares)
Largest possible site	49 acres (19.83 hectares)
Subdividable	Yes
Zoning	BP/TO (Business and Technology Park Zone with Technology Overlay)
Covenants	Design guidelines, restrictive covenants and a zoning overlay are in place
Current land use	Developing business park
Maximum elevation	1045' (318m)
Minimum elevation	960' (293m)
Terrain type	Flat to gently sloped; Graded sites
Selected corporate presence	National Transportation Research Center, CVS Caremark, ADT Security

Utilities/Services

Water service	West Knox Utility District
Sewer service	West Knox Utility District
Natural gas	Knoxville Utilities Board
Primary electricity	Lenoir City Utility District
Telecomm	AT&T, Comcast
Fiber optics	AT&T, Comcast
Fire protection	Karns VFD; 2.5 miles (4.0 km)

Transportation Accessibility

Nearest interstate	I-40/75; 3.8 miles (6.1 km)
Nearest arterial highway	Hardin Valley Rd. to Pellissippi Pkwy. (4-lane divided); 0 miles
Nearest barge facility	Burkhart Enterprises, Inc.; 27.8 miles (44.7 km)
Rail served	No
Nearest commercial airport	Knoxville McGhee Tyson Airport; 17.2 miles (27.7 km)



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