

BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

HARDIN BUSINESS PARK

BERTELKAMP LANE | KNOXVILLE, TN 37932



Hardin Business Park (HBP) is located on 95 acres in west Knox County along Hardin Valley Road (State Route 169) and just one mile from Pellissippi Parkway (State Route 162, a four lane divided highway that is the northern extension of I-140). HBP is one of the region's newest business parks, containing development ready sites, all utilities (power, telecommunications, water, sewer and natural gas) and amenities such as tree lined streets and sidewalks. HBP is located in the heart of East Tennessee's highest concentration of technology based companies and research institutions such as the Oak Ridge National Laboratory (7 miles) and The University of Tennessee (18 miles). Knoxville's McGhee Tyson Airport is within 18 miles of HBP via state highways and I-140.



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

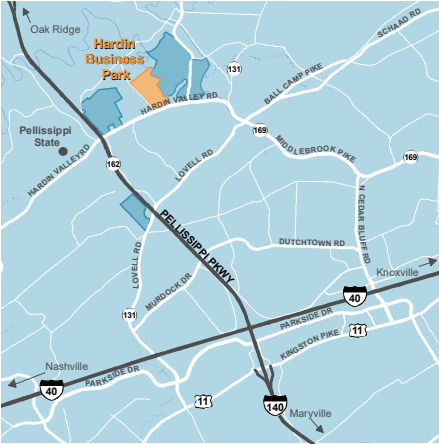


Graded, development-ready sites with full utility service await at Hardin Business Park.



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Property Information

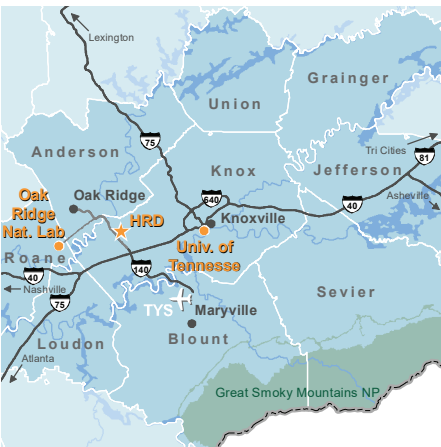
Remaining acres in park	17.81 Acres (7.21 hectares)
For Business Development	7.25 acres (2.93 hectares)
For Commercial Development	10.56 acres (4.27 hectares)
Smallest Tract	4.40 acres (1.78 hectares)
Largest possible site	7.25 acres (2.93 hectares)
Zoning	LI (Light Industrial)
Covenants	Design guidelines and restrictive covenants are in place
Current land use	Developing business park
Maximum elevation	960' (293m)
Minimum elevation	920' (280m)
Terrain Type	Flat to gently sloping; graded sites
Major Tenants	Scapa Tapes NA, FedEx

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
Fiber optics	AT&T, Comcast
Fire pro	Karns VFD; 3.3 miles (5.30 km)

Transportation Accessibility

Nearest interstate	I-40/75; 4.4 miles (7.1 km)
Nearest arterial highway	Hardin Valley Rd. to Pellissippi Pkwy. (4-lane divided); 0 miles
Nearest barge facility	Burkhart Enterprises, Inc.; 24.2 miles (38.9 km)
Rail served	No
Nearest commercial airport	Knoxville McGhee Tyson Airport; 17.8 miles (28.6 km)



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