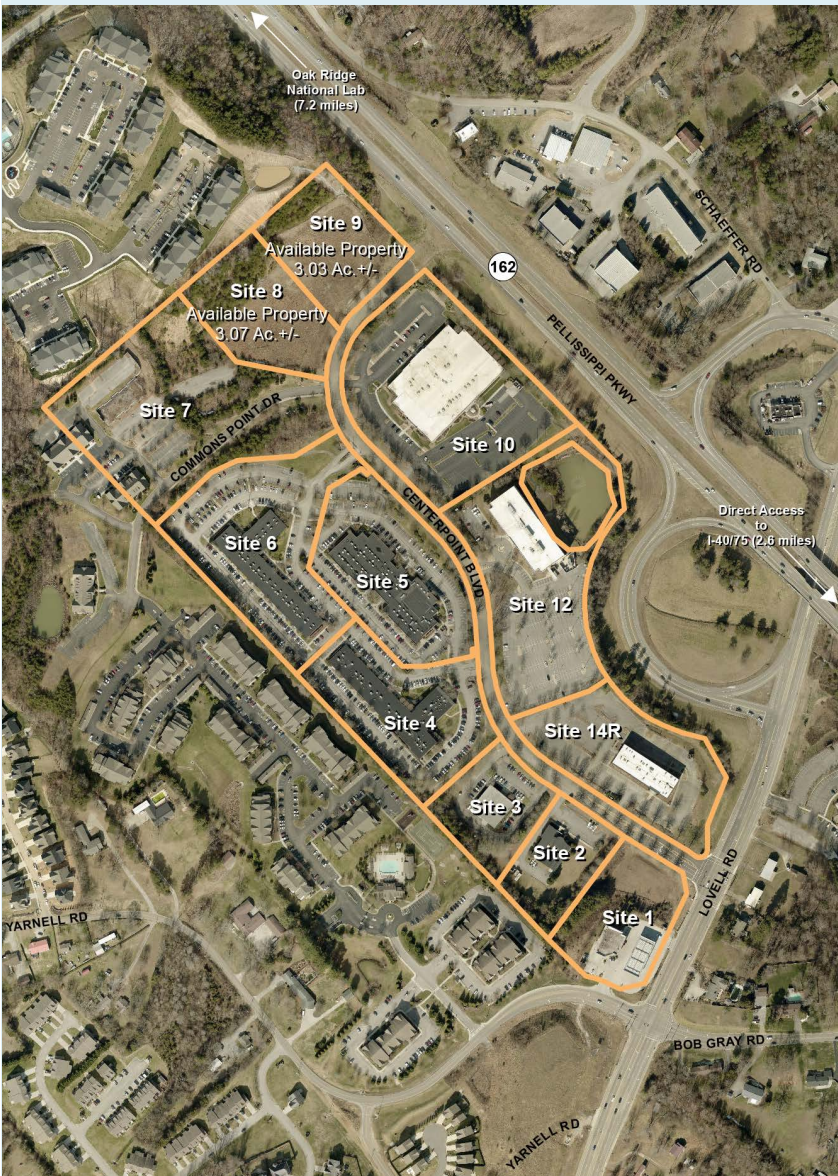


## BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

# CENTERPOINT BUSINESS PARK

CENTERPOINT BLVD | KNOXVILLE, TN 37932



Centerpoint Business Park is a 60-acre business park located in west Knox County at the Lovell Road interchange of Pellissippi Parkway (State Route 162, a four lane divided highway that is the northern extension of I-140). This business park caters to office oriented businesses and offers amenities such as a walking trail, naturalized pond area, and a bioswales and rain garden demonstration area. Covenant Health and Tusculum College all call Centerpoint home. The park has a developed site available and limited vacant office space. Complete infrastructure and all utilities (power, telecommunications, water, sewer and natural gas) are available and can meet the capacity needs of most any business seeking to locate in Centerpoint.



17 Market Square #201  
Knoxville, TN 37902  
(865) 637-4550  
[www.knoxvillechamber.com](http://www.knoxvillechamber.com)

## SELECTED CORPORATE PRESENCE



Alstom Power



Team Health



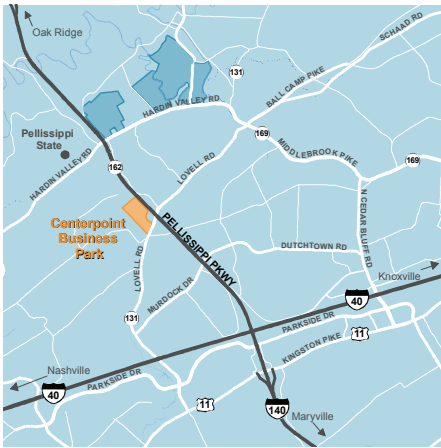
Humana





# CENTERPOINT BUSINESS PARK

CENTERPOINT BLVD | KNOXVILLE, TN 37932



## Property Information

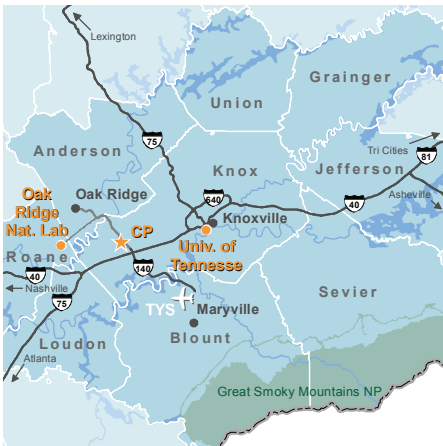
Remaining acres in park	6 acres (2.43 hectares)
Smallest Tract (Acres)	6 acres (2.43 hectares)
Largest Tract	6 acres (2.43 hectares)
Largest possible site	6 acres (2.43 hectares)
Zoning	Business/Technology Park and Planned Commercial with Technology Overlay Zone
Covenants	Design guidelines, restrictive covenants and a zoning overlay are in place
Current land use	Business and Office Park
Maximum elevation	1180' (360m)
Minimum elevation	1052' (321m)
Terrain Type	Flat to moderately sloped; graded sites
Major Tenants	Alstom Power, Covenant Health, Humana, Team Health

## 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 Protection	Karns VFD; 4.3 miles (6.9 km)

## Transportation Accessibility

Nearest interstate	I-40/75; 2.6 miles (4.2 km)
Nearest Arterial Highway	Lovell Rd. to Pellissippi Pkwy. (4-lane divided)
Rail served	No
Nearest commercial airport	Knoxville McGhee Tyson Airport; 16 miles (27.8 km)



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