

## BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

# KARNS VALLEY BUSINESS PARK

PRODUCTION LN | KNOXVILLE, TN 37931

**Karns Valley Business Park (KVBP) features development-ready sites with convenient access to ORNL and McGhee Tyson Airport.**

The park is located in East Tennessee's economic sweet spot, surrounded by East Tennessee's highest concentration of technology-based companies, population and skilled workforce. It is centrally located between Oak Ridge National Lab (15 minutes) and McGhee Tyson Airport (20 minutes), downtown Knoxville (20 minutes) and the I-40/75 split (15 minutes).

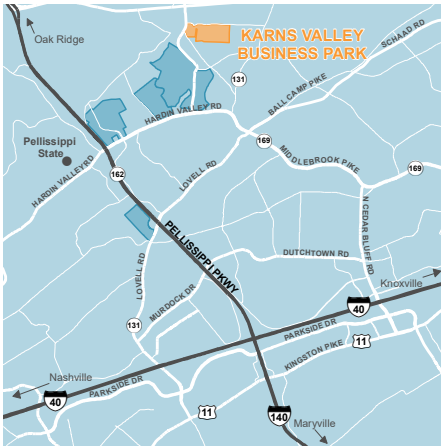
Karns Valley Drive provides direct access to Oak Ridge Highway to the north, and to the south through WestBridge Business Park, provides rear access to Hardin Valley Road and Pellissippi Parkway/I-140.

KVBP was developed as a small, exceptionally attractive and desirable business park that will aid in the recruitment of companies and employees. A paved perimeter walking trail provides opportunity for exercise and recreational use by both business park employees and nearby residents. Development standards will ensure superb overall quality in building and site design with abundant amounts of landscaping throughout.



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## Property Information

Total / Available	80 acres / 65 acres
Covenants	Design guidelines are in place
Current Land Use	Developing business park
Maximum Elevation	1015' (309m)
Minimum Elevation	980' (299m)
Terrain Type	Gently sloped; Graded sites planned

## Utilities/Services

Electric	Lenoir City Utility Board	12.5 KV
Water	West Knox Utility District	16
Sewer	West Knox Utility District	8
Gas	Knoxville Utilities Board	8
Telecomm	AT&T, Comcast	
Fiber Optics	AT&T, Comcast	
Fire Protection	Karns VFD	
Nearest Fire Station	2.8 Miles (4.5 km)	

## Transportation Accessibility

Nearest Interstate	I-40/I-75; 5 miles (8 km)
Nearest Arterial Highway	Hardin Valley 4-lane divided HWY; 1.4 miles (2.2 km)
Nearest Barge Facility	Burkhart Enterprises, Inc.; 26 miles (41.8 km)
Rail Served	No
Nearest Commercial Airport	Knoxville McGhee Tyson Airport (TYS) 16.9 miles (27.2 km)

