

## BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

# EASTBRIDGE BUSINESS PARK

EASTBRIDGE BLVD | KNOXVILLE, TN 37806



Eastbridge Business Park is located on 800 acres in the Mascot community of northeast Knox County. The business park is situated between two four-lane state highways, Rutledge Pike and Andrew Johnson Highway, and was developed to provide a cost-effective alternative for businesses seeking to locate in a Knox County business park. Eastbridge has proved beneficial for tenants such as Exedy America, Timken Rail Bearing Services Company, and Lifetime Products and is near other industrial businesses. Eastbridge is within 11 miles of Interstate 40 and 16 miles from downtown Knoxville. The business park has development ready sites and completed infrastructure. 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 Eastbridge.



17 Market Square, #201  
Knoxville, TN 37902  
(865) 546-5887  
knoxdevelopment.org

## SELECTED CORPORATE PRESENCE



Exedy America



JP Lamborn Company

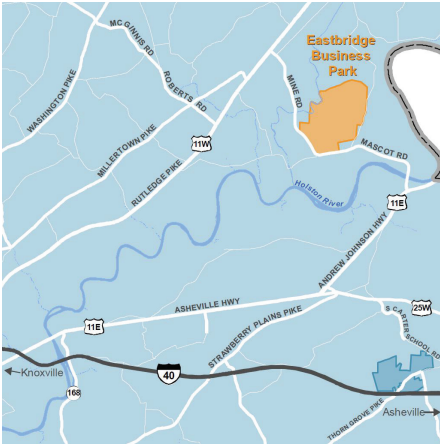


Timken RBS



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## Property Information

Remaining acres in park	162 acres (65.6 hectares)
Smallest Tract (Acres)	11 acres (4.45 hectares)
Largest Tract	60 acres (24.2 hectares)
Largest possible site	96 acres (38.85 hectares)
Zoning	I (Industrial)
Covenants	Design guidelines and restrictive covenants are in place
Current land use	Developing industrial park
Maximum elevation	1160' (354m)
Minimum elevation	896' (273m)
Terrain Type	Flat to moderately sloped; graded sites
Major Tenants	Exedy America, Timken RBS, Lifetime Products

## Utilities/Services

Water service	Northeast Knox Utility District
Sewer service	Knoxville Utilities Board
Natural gas	Knoxville Utilities Board
Primary electricity	Knoxville Utilities Board
Telecomm	AT&T
Fiber optics	AT&T, Comcast
Fire Protection	Rural Metro; 2.5 Miles (4.0 km)



## Transportation Accessibility

Nearest interstate	I-40 with access to I-75 and I-81; 12 miles (19.3 km)
Nearest Arterial Highway	2.5 miles (4.0 km)
Nearest barge facility	Burkhart Enterprises, Inc.; 15.9 miles (24.1 km)
Rail served	Norfolk Southern, but no rail-served sites currently available
Nearest commercial airport	Knoxville McGhee Tyson Airport; 28 miles (45 km)



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