

## BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

# WESTBRIDGE BUSINESS PARK

WESCOTT BLVD | KNOXVILLE, TN 37931



Westbridge Business Park is on 250 acres in west Knox County along Hardin Valley Road and within 1.5 miles of Pellissippi Parkway (State Route 162, a four lane divided highway that is the northern extension of I-140). This business park is the home of such companies as Prologix, Cardinal Health and AGC Flat Glass. Westbridge's location offers convenient access to the many amenities located in west Knox County and has easy access to the Oak Ridge National Labs and McGhee Tyson Airport. Rail service is available within the business park. Potential tenants can choose from development-ready greenfield sites or available buildings. 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 Westbridge.

THE  
**Development  
Corporation**  
OF KNOX COUNTY

Economic Development for Knox County

## SELECTED CORPORATE PRESENCE



Bailey International

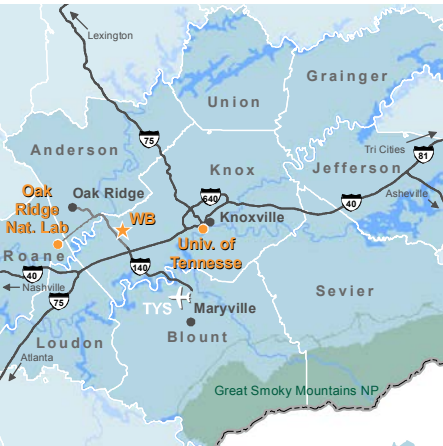
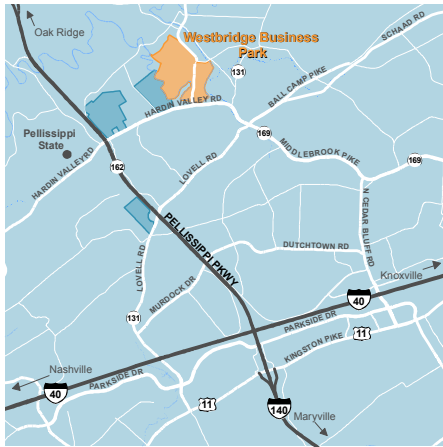


Cardinal Health



# WESTBRIDGE BUSINESS PARK

WESTCOTT BLVD | KNOXVILLE, TN 37931



## Property Information

Remaining acres in park	10.7 acres (4.33 hectares)
Smallest Tract (Acres)	10.7 acres (4.33 hectares)
Largest Tract	10.7 acres (4.33 hectares)
Largest possible site	10.7 acres (4.33 hectares)
Zoning	I (Industrial)
Covenants	Design guidelines and restrictive covenants are in place
Current land use	Business and Industrial Park
Maximum elevation	920' (280m)
Minimum elevation	1030' (314m)
Terrain Type	Flat to gently sloping; graded sites
Major Tenants	Cardinal Health, The Tranzonic Companies, Vericom Global

## Utilities/Services

Water service provider	West Knox Utility District
Sewer service provider	West Knox Utility District
Natural gas provider	Knoxville Utilities Board
Primary electricity provider	Lenoir City Utility District
Telecomm provider	AT&T
Fiber optics available	AT&T
Fire Department	Karns VFD

## Transportation Accessibility

Closest interstate name	I-40/75; 4.8 miles (7.7 km)
Route to interstate	Hardin Valley Rd. to Pellissippi Pkwy. (4-lane divided)
Closest barge facility	Burkhart Enterprises; 25 miles (40 km)
Closest rail line name	CSX; in business park
Closest commercial airport name	Knoxville McGhee Tyson Airport; 19.2 miles (30.9 km)



**THE Development Corporation**  
OF KNOX COUNTY

Todd Napier, President and CEO  
17 Market Square, #201 • Knoxville, TN 37902  
Phone: (865) 546-5887 • Fax: (865) 546-6170  
tanapier@knoxdevelopment.org • www.knoxdevelopment.org