

BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

FORKS OF THE RIVER INDUSTRIAL PARK

NORTH AND SOUTH NATIONAL DRIVE | KNOXVILLE, TN 37914



Forks of the River Industrial Park (FORIP) was established by Knox County in 1967. The publicly-held property within FORIP has since been sold, but private properties do become available from time to time. FORIP is Knox County's largest industrial park at 1,460 acres. This industrial park is home to such companies as Keurig Green Mountain, Melaleuca Inc., Aqua-Chem, Republic Plastics, and Fresenius Medical Care North America. FORIP is located approximately two miles east of the City of Knoxville and is accessible from Interstate 40 via US 441 or US 11W. Rail service is available throughout much of the Park via the Gulf and Ohio short-line railroad, which is connected to the Norfolk Southern and CSX railway systems. Property within FORIP is zoned Industrial, which is the heaviest industrial zone in Knox County, Tennessee. 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 within Knox County, Tennessee.

SELECTED CORPORATE PRESENCE



Fresenius Medical Care North America



Aqua Chem

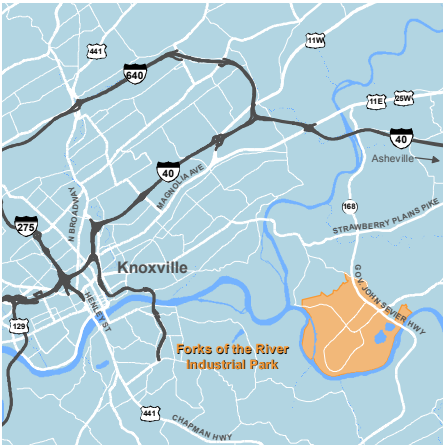


Keurig Green Mountain, Inc.



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Property Information

Remaining Acres	13.86 (5.61 hectares)
Zoning	I (Industrial)
Covenants	Design guidelines and restrictive covenants are in place
Current Land Use	Business and industrial park
Maximum Elevation	972' (296m)
Minimum Elevation	820' (250m)
Terrain Type	Flat to gently sloping; graded sites
Major Tenants	Keurig Green Mountain, Melaleuca Inc. Republic Plastics

Utilities/Services

Water Service	Knoxville Utilities Board
Sewer Service	Knoxville Utilities Board
Natural Gas	Knoxville Utilities Board
Primary Electricity	Knoxville Utilities Board
Telecomm	AT&T, Comcast
Fire Department	Rural Metro



Transportation Accessibility

Closest Interstate	I-40; 4.9 miles (7.9 km)
Route to Interstate	Governor John Sevier Hwy (TN 168) to Asheville Hwy (US 11E, US 25W, US 70)
Closest Barge Facility	Burkhart Enterprises; in business park
Closest Rail Line	Norfolk Southern & Knoxville Holston River Railroad; in business park
Closest Commercial Airport	Knoxville McGhee Tyson (TYS); 18.5 miles (30 km)

