

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 and Timken Rail Bearing Services Company 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.

THE
Development
Corporation
OF KNOX COUNTY

Economic Development for Knox County

SELECTED CORPORATE PRESENCE



Exedy America



JP Lamborn Company

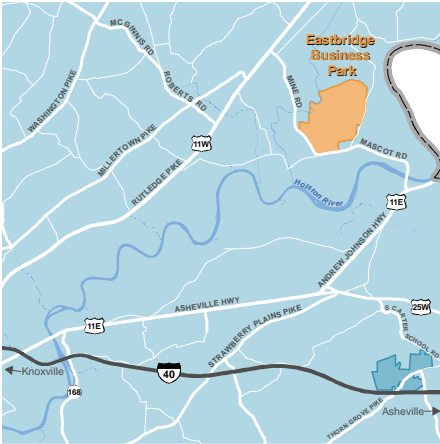


Timken RBS



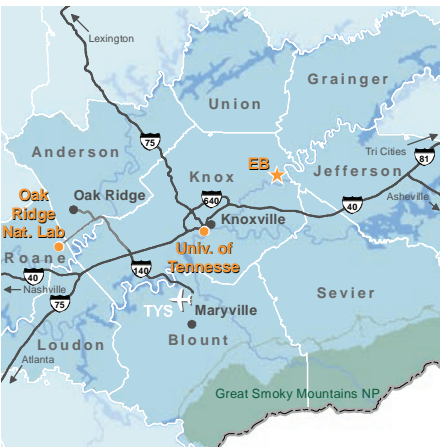
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Property Information

Remaining acres in park	162 acres (65.6 hectares)
Smallest Tract (Acres)	10.9 acres (4.41 hectares)
Largest Tract	60 acres (24.2 hectares)
Largest possible site	104 acres (42.1 hectares)
Zoning	I (Industrial)
Covenants	Design guidelines and restrictive covenants are in place
Current land use	Developing industrial park
Maximum elevation	896' (273m)
Minimum elevation	1160' (354m)
Terrain Type	Flat to moderately sloped; graded sites
Major Tenants	Exedy America, Timken RBS



Utilities/Services

Water service provider	Northeast Knox Utility District
Sewer service provider	Knoxville Utilities Board
Natural gas provider	Knoxville Utilities Board
Primary electricity provider	Knoxville Utilities Board
Telecomm provider	AT&T
Fire Department	Rural Metro

Transportation Accessibility

Closest interstate name	I-40 with access to I-75 and I-81; 11 miles (17.7 km)
Route to interstate	Mascot Rd to US 11E or US 11W (both 4-lane divided)
Closest barge facility	Burkhart Enterprises; 15.9 miles (24.1 km)
Closest rail line name	Norfolk Southern; 0.5 miles (0.8 km)
Rail access	Norfolk Southern John Sevier Yards; 6.2 miles (10 km)
Closest commercial airport name	Knoxville McGhee Tyson Airport; 28 miles (45 km)



THE Development Corporation
OF KNOX COUNTY

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