

## BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

# HARDIN BUSINESS PARK

BERTELKAMP LANE | KNOXVILLE, TN 37932



Hardin Business Park (HBP) is located on 95 acres in west Knox County along Hardin Valley Road (State Route 169) and just one mile from Pellissippi Parkway (State Route 162, a four lane divided highway that is the northern extension of I-140). HBP is The Development Corporation's newest business park, containing development ready sites, all utilities (power, telecommunications, water, sewer and natural gas) and amenities such as tree lined streets and sidewalks. HBP is located in the heart of East Tennessee's highest concentration of technology based companies and research institutions such as the Oak Ridge National Laboratory (7 miles) and The University of Tennessee (18 miles). Knoxville's McGhee Tyson Airport is within 18 miles of HBP via state highways and I-140.

THE  
**Development  
Corporation**  
OF KNOX COUNTY

Economic Development for Knox County

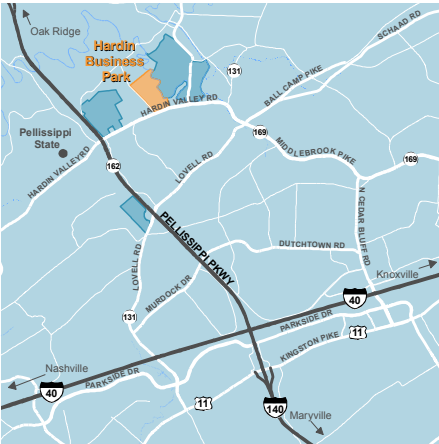


Graded, development-ready sites with full utility service await at Hardin Business Park.



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## Property Information

Remaining acres in park	17.8 Acres (7.20 hectares)
For Business Development	7.25 acres (2.93 hectares)
For Commercial Development	10.56 acres (4.27 hectares)
Largest possible site	7.25 acres (2.93 hectares)
Zoning	LI (Light Industrial)
Covenants	Design guidelines and restrictive covenants are in place
Current land use	Developing business park
Maximum elevation	960' (293m)
Minimum elevation	920' (280m)
Terrain Type	Flat to gently sloping; graded sites
Major Tenants	BHS Corrugated North America, FedEx

## 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; 4.4 miles (7.1 km)
Route to interstate	Hardin Valley Rd. to Pellissippi Pkwy. (4-lane divided)
Closest barge facility	Burkhart Enterprises; 24.2 miles (38.9 km)
Closest rail line	1 mile (1.6 km)
Closest commercial airport name	Knoxville McGhee Tyson Airport; 17.8 miles (28.6 km)



**THE Development Corporation**  
OF KNOX COUNTY

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