**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.

**SELECTED CORPORATE PRESENCE**

Exedy America

JP Lamborn Company

Timken RBS
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)