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 Dr. Pepper, 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.
FORKS OF THE RIVER INDUSTRIAL PARK
NORTH AND SOUTH NATIONAL DRIVE | KNOXVILLE, TN 37914

Property Information

- Remaining Acres: 13.8 acres (5.61 hectares)
- Smallest Tract: 2.5 acres (1 hectare)
- Largest Tract: 6.8 acres (2.8 hectares)
- Largest Possible Site: 6.8 acres (2.8 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
- Fiber optics: AT&T, Comcast
- Fire Protection: Rural Metro; in the Park - 5525 South National Dr

Transportation Accessibility

- Nearest Interstate: I-40; 4.9 miles (7.9 km)
- Nearest arterial highway: Located at entrance to the Park
- Governor John Sevier Hwy (TN 168)
- Rail served: Located in the Park - Gulf & Ohio (shortline) connected to CSX and Norfolk Southern
- Nearest Commercial Airport: Knoxville McGhee Tyson (TYS); 18.5 miles (30 km)