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.

Graded, development-ready sites with full utility service await at Hardin Business Park.
HARDIN BUSINESS PARK
BERTElkAMP LANE | KNOXVILLE, TN 37932

Property Information

- Remaining acres in park: 17.81 Acres (7.21 hectares)
- For Business Development: 7.25 acres (2.93 hectares)
- For Commercial Development: 10.56 acres (4.27 hectares)
- Smallest Tract: 4.40 acres (1.78 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: Scapa Tapes NA, FedEx

Utilities/Services

- Water service: West Knox Utility District
- Sewer service: West Knox Utility District
- Natural gas: Knoxville Utilities Board
- Primary electricity: Lenoir City Utility District
- Telecomm: AT&T
- Fiber optics: AT&T, Comcast
- Fire pro: Karns VFD; 3.3 miles (5.30 km)

Transportation Accessibility

- Nearest interstate: I-40/75; 4.4 miles (7.1 km)
- Nearest arterial highway: Hardin Valley Rd. to Pellissippi Pkwy. (4-lane divided); 0 miles
- Nearest barge facility: Burkhart Enterprises, Inc.; 24.2 miles (38.9 km)
- Rail served: No
- Nearest commercial airport: Knoxville McGhee Tyson Airport; 17.8 miles (28.6 km)