

## BUSINESS PARK PROFILE

*Opportunities in Knox County, Tennessee*

# WESTBRIDGE BUSINESS PARK

WESCOTT BLVD | KNOXVILLE, TN 37931



Westbridge Business Park is on 250 acres in west Knox County along Hardin Valley Road and within 1.5 miles of Pellissippi Parkway (State Route 162, a four lane divided highway that is the northern extension of I-140). This business park is the home of such companies as Prologix, Cardinal Health and AGC Flat Glass. Westbridge's location offers convenient access to the many amenities located in west Knox County and has easy access to the Oak Ridge National Labs and McGhee Tyson Airport. Rail service is available within the business park. Potential tenants can choose from development-ready greenfield sites or available buildings. 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 in Westbridge.

**THE**  
**Development**  
**Corporation**  
OF KNOX COUNTY

Economic Development for Knox County

## SELECTED CORPORATE PRESENCE



Bailey International

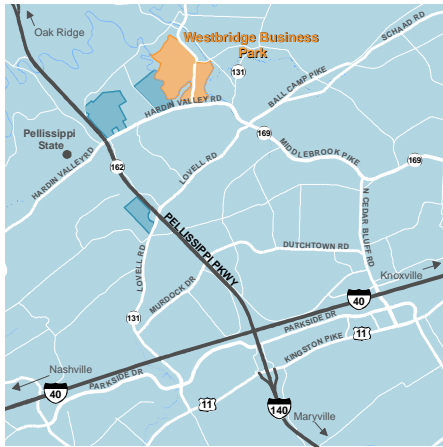


Cardinal Health



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## Property Information

Remaining acres in park	11 acres (4.45 hectares)
Smallest Tract (Acres)	11 acres (4.45 hectares)
Largest Tract	11 acres (4.45 hectares)
Largest possible site	11 acres (4.45 hectares)
Zoning	I (Industrial)
Covenants	Design guidelines and restrictive covenants are in place
Current land use	Business and Industrial Park
Maximum elevation	1030' (314m)
Minimum elevation	920' (280m)
Terrain Type	Flat to gently sloping; graded sites
Major Tenants	Cardinal Health, The Tranzonic Companies, Vericom Global

## 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 protection	Karns VFD; 2.5 miles (4.0 km)

## Transportation Accessibility

Nearest interstate	I-40/75; 4.8 miles (7.7 km)
Nearest arterial highway	Hardin Valley Rd. to Pellissippi Pkwy. (4-lane divided); 0 miles
Nearest barge facility	Burkhart Enterprises, Inc; 24 Miles
Barge Facility is Rail served	Norfolk Southern
Nearest commercial airport	Knoxville McGhee Tyson Airport; 28 miles (45 km)
Available Rail	Site 6, CSX



**THE Development Corporation**  
OF KNOX COUNTY

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