WESTBRIDGE BUSINESS PARK

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-40). 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.

SELECTED CORPORATE PRESENCE

Bailey International
Cardinal Health
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: Industrial (I)
- 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
- Rail served: Norfolk Southern
- Nearest commercial airport: Knoxville McGhee Tyson Airport; 28 miles (45 km)