



# **Heritage Center**

The premiere reindustrialized sites in Tennessee are located within Heritage Center. Flat acreage on sites measuring 200+ and 400+ acres with unmatched infrastructure are ready for company location. Exceptional capacity for power is one of this park's differentiating features. Heritage Center is located along 5-lane Highway 58/95, 5 miles from Interstate 40, and 4 miles from Oak Ridge National Lab. The park has rail and barge access.

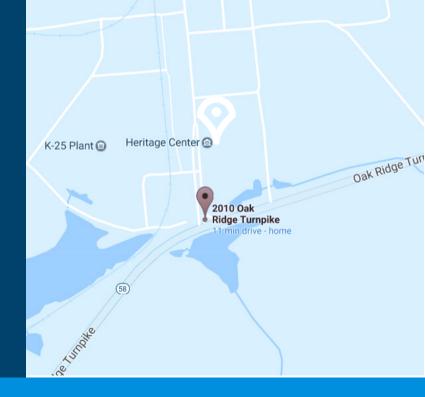


#### **Heritage Center**

2010 Oak Ridge Turnpike Oak Ridge, TN

Located in the 1,200 acre Heritage Center, on a former US DOE Complex. The Heritage Center Industrial Park is a large industrial complex spawned from the Manhattan Project.

K-1036's proximity to the Oak Ridge National Laboratory and extensive research capabilities provide unique opportunities for companies that demand to be on the cutting edge of technology.



### **Site Overview**

- Site Address: 2010 Oak Ridge Turnpike
- City (where site is located): Oak Ridge
- Site ownership: Public
- Site acreage: 700+ acres
- O Developable acreage: 500+
- For sale or lease: Sale
- Sale/lease price: Starting at \$25,000 per acre (negotiable)
- Zoning: I-2
- Site covenants:
- Impact fees: None
- Foreign trade zone: Available
- Distance to four-lane highway: Immediate Access
- Rail service: Yes

### **Utility Service**

- Electric line serving site: 13.8kV
- Electric service to substation: Ample
- O Dual feed service: Available
- Natural gas service:
   4 and 2 inch line / 30 psi- additional feeds of 6 inch / 150 psi in park
- Water line serving site: 12 inch

- Water system capacity: 800 - 1,000 GPM (1.14 - 1.44 MGD)
- Excess water system capacity: 1.15 MGD
- Wastewater line serving site: Vary in Diameters
- Wastewater system capacity: 600,000 GPD
- Excess wastewater capacity: 525,000 GPD

# **Technical Studies & Reports**

- Two-foot topographic survey:

  Available
- Geotechnical survey: Available
- Site grading plan/design: Not Available
- Flood hazard: Outside flood plain
- Phase 1 ESA:
  Available

- Endangered species desktop review: Available
- O Hydrologic determination: Available
- Cultural resource desktop review:

  Available



