



**Roane
ECD**



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.



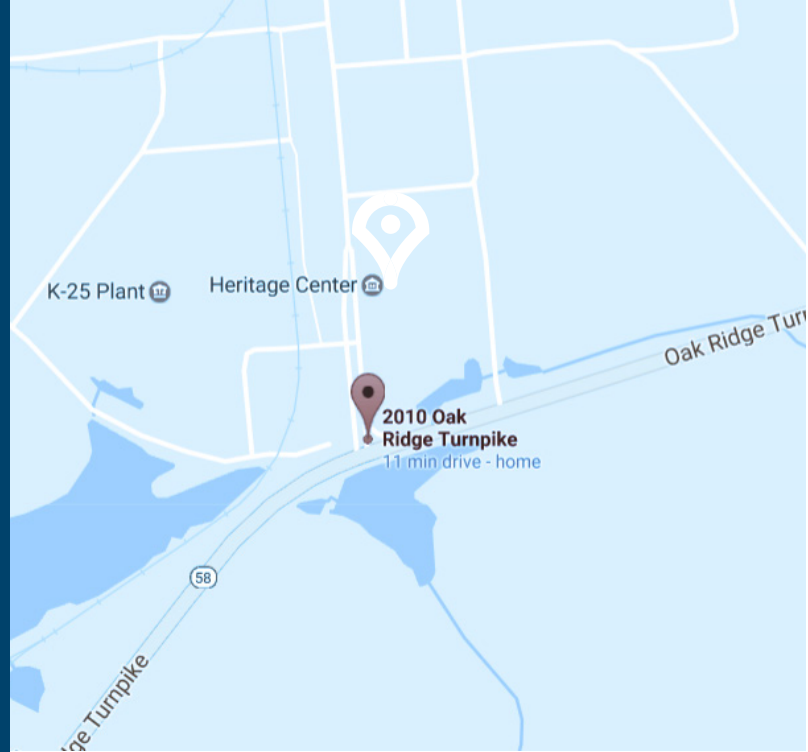
Roane
ALLIANCE

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
- **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
- **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
- **Hydrologic determination:** Available
- **Cultural resource desktop review:**
Available