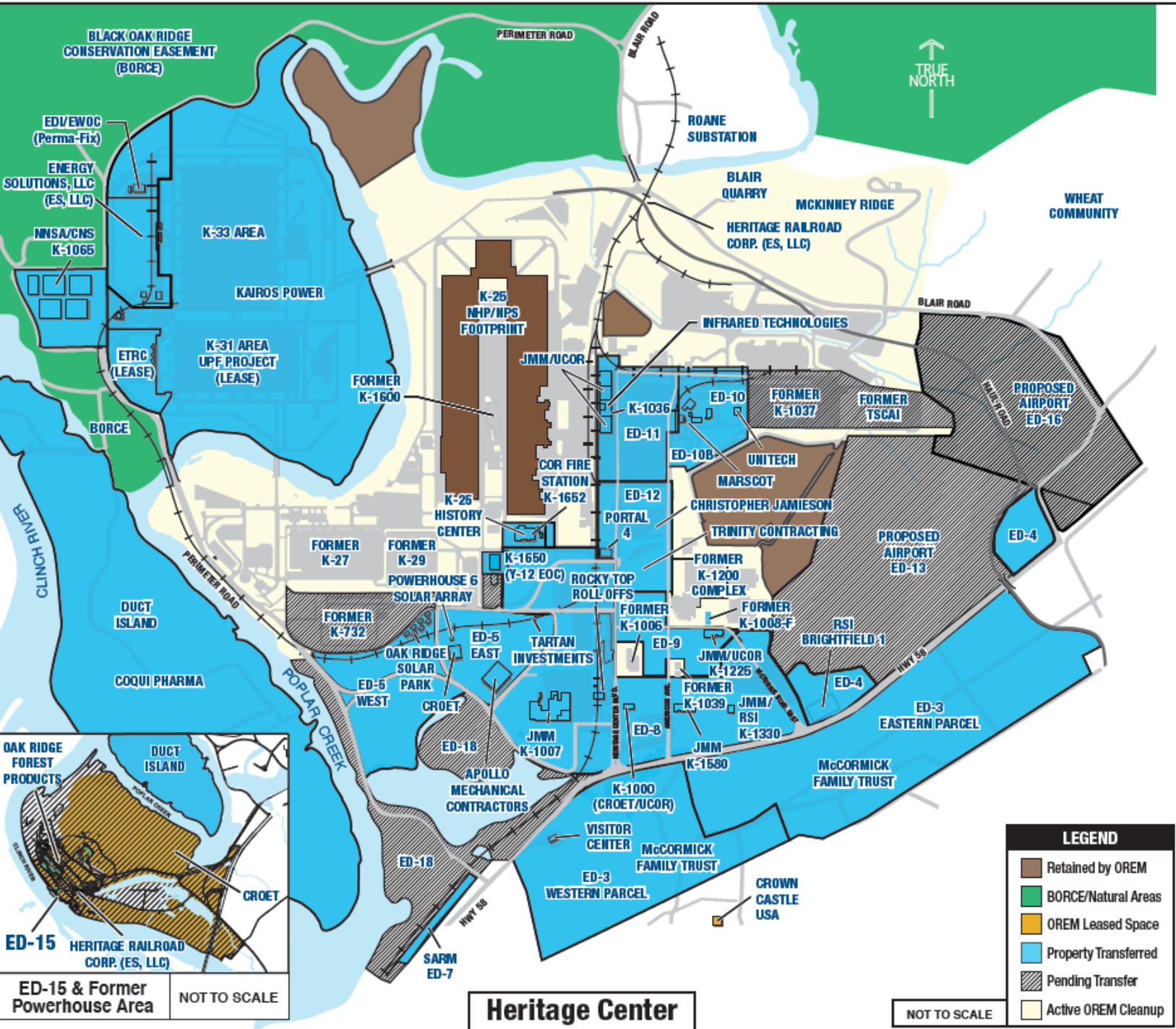


Heritage Center Industrial Park

200 Heritage Center Blvd | Oak Ridge, TN 37830



The Heritage Center Industrial Park is a large industrial complex spawned from the Manhattan Project. Heritage Center offers immediate access to inter-modal transportation capability, including short line railroad, interstates and navigable waterways. Land transport via 5-lane State Route 58 connects only 4 miles away with Interstate 40 and a general aviation airport. Heritage Center is located within 35 miles of Knoxville's McGhee Tyson Airport. Heritage Center offers immediate proximity to world-class technology and research capabilities at the Oak Ridge National Laboratory and the University of Tennessee.

Park Characteristics

Site Ownership: Mixed

Total Acreage: 1,900+ acres

Available Acreage: 30~

Sale/lease price: Starting at \$25,000 per acre (negotiable)

Zoning: IND-2

Foreign trade zone: Available

Distance to four-lane highway: Immediate Access

Rail service: Yes

Two-foot topographic survey: Available

Geotechnical survey: Available

Flood hazard: Outside flood plain

Phase 1 ESA: Available

Endangered species desktop review: Available

Hydrologic determination: Available

Cultural resource desktop review: Available



Utilities

Electric Line Serving Site: 13.8kV

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