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**OAK RIDGE ECONOMIC PARTNERSHIP
OAK RIDGE CHAMBER OF COMMERCE**

1400 Oak Ridge Turnpike
Oak Ridge, TN 37830
(865) 483-1321 phone
(865) 483-1678 fax
www.orcc.org

**Index of Office Space Less than 5,000 sf for Lease
Fourth Quarter 2011**

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description	Zoning
260-1,777	\$9.00/sf utilities included	136 S. Illinois Avenue	Garrett Asher Ridge Realty Commercial	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Conveniently located at the intersection of Hwy 95 and Hwy 62 in Oak Ridge. Various suites available.	O-2/UB-2
300	Negotiable	1020 Commerce Park Technology 2020	Tammy Knight Technology 2020	865-220-1708 knight@Tech2020.org	Incubator space - startup/early stage business office space. Convenient location to Pellissippi Parkway, ORNL & Y-12.	IND -2
400	\$400	231 Jackson Square	Tony Cappiello Cappiello Realty & Development	865-482-1214	Two floors of office space available; can be leased as one unit or subdivided by upstairs & downstairs.	B-2
780	Negotiable	100 Tulsa Road Suite 30	Tony Cappiello Cappiello Realty & Development	865-482-1214	Office suite. Electricity, gas and cleaning included with rent.	O-2
900	\$725/month	1962 Oak Ridge Turnpike	John Mullens Allied Realty & Management	865-481-0227	Nice partitioned office and reception area.	O-2
990	Negotiable	171 Mitchell	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Nice 3 room suite with large windows in professional office complex near other DOE prime contractors. Room to expand.	
1,000	\$10.00/sf	706 S. Illinois Avenue Suite D-104 Pine Ridge Office Park	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmooore.com	Professional office space with convenient at-the-door parking. (Sub-lease)	O-2
1,000	\$10.00/sf	706 S. Illinois Avenue Suite D-105 Pine Ridge Office Park	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmooore.com	Professional office space with convenient at-the-door parking. (Sub-lease)	O-2
1,100	Negotiable	1936 Oak Ridge Turnpike	Advanced Management, Inc.	865-483-9500	4 offices in existing business, shared kitchen, wireless available, fully furnished, reception area, wired for network.	B-2
1,160	Negotiable	140 East Division Road Bld. B - 2nd Floor	Sharon Bedwell	865-482-6600	Conveniently located office space in a professional bldg, well maintained, ample parking.	O-2
1,275	\$12.00/sf, plus utilities	140 W. Tennessee Avenue	Ron Asher Ridge Realty	865-483-4304 865-414-8566 (cell) rasher@rrc1.com www.ridgerealtycommercial.com	Recently renovated! Conveniently located in center of Oak Ridge across from Methodist Medical Center. For individual offices/exam rooms, laboratory, reception area, waiting room and 2 labs.	R-3
1,400	\$8.00/sf	160 Ridgeway Center	John Mullens Allied Realty & Management	865-481-0227	Four offices, restroom, kitchen & open storeroom space.	B-2
1,426	\$10.00/sf	702 S. Illinois Avenue Suite A-101b	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmooore.com	Professional office space with convenient parking. Conveniently located near Pellissippi Pkwy.	O-2

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description	Zoning
1,440	Negotiable	140 East Division Road Bld. B - 1st Floor	Sharon Bedwell	865-482-6600	Conveniently located office space in a professional bldg, well maintained, ample parking.	O-2
1,500	\$1,050/month	162 Ridgeway Center	John Mullens Allied Realty & Management	865-482-0227	Nice remodeled office space with ample parking.	B-2
1,500	Negotiable	800 Oak Ridge Turnpike Jackson Plaza	Tammy Upton B&B Properties	865-425-7401 tammy.upton@appund.com	Class "A" office space in landmark 10 story building.	UB-2
1,600	\$850/month	524 Elza Dr.	Donna Powers Realty 100, Inc.	865-481-0100 rty100@bellsouth.net www.reealty100inc.com	One large area with 1/2 bath. Freshly painted and also new tile.	
1,701	\$1,625/month	100 Donner Drive Suite A	Sandra N. Mitchell Emory Valley Corporation	865-483-2630 evcsandy@gmail.com www.emoryvalleycorp.com	Office space available with front door parking, convenient location and management on site.	O-1 PUD
1,875	Negotiable	702 S. Illinois Avenue Suite B104	John H. Mundy Dummer Surveying & Engineering	270-444-0220 270-444-9493 jmundy@dsande.com	Professional office space with convenient at-the-door parking. Available furnished or unfurnished.	O-2
1,946	\$1,725	683 Emory Valley Road Suite B	Sandra N. Mitchell Emory Valley Corporation	865-483-2630 www.emoryvalleycorp.com	Offices, reception area in a professional office park with onsite management.	O-1 PUD
2,000	\$1,600/month	185 Lafayette Drive	Donna Powers Belinda Aurin Realty 100, Inc.	865-481-0100 rty100@bellsouth.net www.reealty100inc.com	6 large offices, receptionist area and very large furnished conference room. Conveniently located.	IND-1
2,200	\$1,325/month	144 Ridgeway Center	John Mullens Allied Realty & Management	865-482-0227	Combination hard wall office and central open area with ample parking	B-2
2,300	\$2,000/month	140 East Division Road Suite C-1	Amy Cagle	865-482-5811	Ground floor office with reception area, offices, exam rooms and small laboratory. Convenient parking.	O-2
2,400	\$2,000/month	140 East Division Road Building B	Amy Cagle	865-482-5811	Two-story office with reception area, offices, exam rooms, kitchen and small laboratory. Convenient parking.	O-2
2,500	Negotiable	140 East Division Road Bld. C-2nd floor	Amy Cagle	865-482-5811	Conveniently located office space in a professional bldg, well maintained, ample parking, elevator access.	O-2
2,500	\$10.00/sf	706 S. Illinois Avenue Suite B-203 Pine Ridge Office Park	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmoore.com	Professional office space with convenient at-the-door parking. (Sub-lease)	O-2
3,000	\$2,100/month	Oak Ridge Turnpike	John Mullens Allied Realty & Management	865-482-0227	Free standing building with central heat/air and drive-in OH doors.	B-2
3,100	\$10.68/sf	103 B Broadway	Bill Witt Witt Properties	865-599-3223 865-483-8545	Office space with pass card parking. Janitorial services and utilities included.	R-3
3,500	\$11.00/sf	170 W. Tennessee Avenue	Dr. Francis Goswitz	865-483-7411 (days) 865-482-1372 (nights)	Upper suite available in professional office building. 16 rooms with 16'x32' waiting room and 12'x16' office. Across from hospital with ample parking.	R-3
3,720	Negotiable	327 Oak Ridge Turnpike	James Roberson NAI Knoxville	865-777-3030	Free standing office building on 2 parcels	UB-2

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description	Zoning
3,750	Negotiable	45 New York Avenue	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Very nice stand alone office/medical building with awesome visibility on busy Turnpike intersection.	UB-2
3,750	\$10.00/sf	706 S. Illinois Avenue Suite A Pine Ridge Office Park	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmoore.com	Professional office space with convenient at-the- door parking. (Sub-lease)	O-2
3,750	\$10.00/sf	706 S. Illinois Avenue Suite C-101 Pine Ridge Office Park	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmoore.com	Professional office space with convenient at-the- door parking. (Sub-lease)	O-2
3,782	\$10/sf	111 Union Valley Road Suite F2	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmoore.com	Mix of open and hard wall office space with ample parking. Landlord will do reasonable up fit.	IND-2
4,156	\$13.00/sf	103 Broadway	Andy White NAI Knoxville	865-777-033 awhite@naiknoxville.com	Prime office space in the heart of Oak Ridge! Renovated in 2004. Free reserved parking for tenants.	UB-2
4,200	\$14.00/sf	1030 Oak Ridge Turnpike	Roger Moore R.M. Moore Real Estate Company	865-531-6400	Prime office space on Turnpike convenient to Methodist Medical Center. Ideal for medical office.	UB-2
4,400	Negotiable	575 Oak Ridge Turnpike	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Very nice suite in Office/Medical complex. Open floor plan that could be sub-divided.	B-2
4,949	\$13.50/sf	111 Union Valley Road SuiteE	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmoore.com	Mix of open and hard wall office space with ample parking. Landlord will do reasonable up fit.	IND-2
500-900	Negotiable	1010 Commerce Park Oak Ridge Entrepreneurial Center	Tammy Knight Technology 2020	865-220-1708 knight@Tech2020.org	Incubator space - startup/early stage business, light industrial space. Convenient location to Pellissippi Pkwy, ORNL & Y-12.	IND-2

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**Index of Office Space Greater than 5,000 sf for Lease
Fourth Quarter 2011**

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description	Zoning
5,000	Negotiable	701 Scarboro	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Prime location across the street from Y-12. Mix of individual "class A" office & large conference room.	IND-2
7,000	Negotiable	599 Oak Ridge Turnpike	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Convenient building with great telecom and nice build out. Mix of open areas and individual offices. Could be sub-divided.	B-2
8,000	Negotiable	101 East Tennessee Ave.	Kathy Finchum	865-482-0056	2nd floor of office building with separate street level entrance. Can be subdivided. Furnishings included in lease can be negotiated.	
10,000	Negotiable	97 Midway Lane	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Stand alone brick building set up for call center with lots of parking. Open floor plan excellent for engineering or accounting group.	IND-1
11,571	\$10/sf	111 Union Valley Road Suite C	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmoore.com	Office space in prime location close to Y-12 and ORNL. Maximum contiguous space is 31,873sf.	IND-2
11,571	\$10/sf	111 Union Valley Road Suite D	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmoore.com	Office space in prime location close to Y-12 and ORNL. Maximum contiguous space is 31,873sf.	IND-2
12,000	Negotiable	Grove Center, Robertsville Road @Randolph Road	Steve Herron Realty Executives	865-482-3232	HUB Zone office/retail in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.	B-2
19,000	Negotiable	105 Mitchell Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Brick office bldg. with great curb appeal. Can be broken up to multiple tenants. Cat5 voice and data w/ key card entry.	IND-1
32,000	Negotiable	545 Oak Ridge Turnpike	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Great stand alone Turnpike location with excellent visibility. Generator, Furniture, Server room with AC, DOE/DOD Secure Room w/ access controls and cameras.	B-2
51,000	\$12/sf	90 Union Valley Road	Jay Cobble Blue Ridge Realty OR Rick Chinn R&R Development and Rental Properties	865-470-4868 [Office] or 865-207-9711 [Mobile] www.blueridgecos.com OR 865-482-3602 rick@rrproperties.com www.rrproperties.com	Open floor plan with furniture systems available! Active call center downsizing. Great access. Great workforce. Ample Parking. Great property. Excellent Opportunity.	IND-2
5,000 - 31,800	Negotiable	Fairbanks Plaza Fairbanks Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Four stand alone buildings in high traffic area. Could be used as retail, office or warehouse.	B-2

Index of Industrial Space for Lease
Fourth Quarter 2011

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description	Zoning
50-300	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	Climate controlled storage space.	B-2
768	\$5.00/sf	263 Midway Lane	J.E. Keeton Sr. Keeton Building & Supply	865-482-2786 865-425-7688 fax med911@tds.net	Excellent location just inside City of Oak Ridge convenient to Knoxville and surrounding areas. Complete with office, shop/warehouse space and restroom. Equipped with 8'x10' overhead door with loading dock located at back entrance. Facility has full HVAC, sprinkler system and furnished water.	IND-1
1,536	\$5.00/sf	259 Midway Lane	J.E. Keeton Sr. Keeton Building & Supply	865-482-2786 865-425-7688 fax med911@tds.net	Excellent location just inside City of Oak Ridge convenient to Knoxville and surrounding area. Complete with office, warehouse space and restroom. Equipped with 10 x 10 overhead garage door with truck/van ramp. Full HVAC, sprinkler system and furnished water.	IND-1
1,536	\$5.00/sf	261 Midway Lane	J.E. Keeton Sr. Keeton Building & Supply	865-482-2786 865-425-7688 fax med911@tds.net	Excellent location just inside City of Oak Ridge convenient to Knoxville and surrounding area. Complete with office, warehouse space and restroom. Equipped with 8 x 10 overhead garage door with loading ramp. Full HVAC, sprinkler system and furnished.	IND-1
2,000	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUB Zone warehouse space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool. Can be subdivided.	B-2
2,500	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUB Zone warehouse space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool. Can be subdivided.	B-2
3,000	Negotiable	142 Midway Road	John Mullens Allied Realty & Management	865-481-0227	Fully heated and cooled manufacturing space with heavy power and drive-in door.	IND-1
4,000	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUB Zone warehouse space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool. Can be subdivided.	B-2
4,200 up to 16,800	Negotiable	Franklin Road @ Flint Road	Jim Barker JAB Development	865-693-5507	New Construction! Will build to suit office - lab-warehouse with drive in door and truck dock. 16' eave height; roll up door; private and convenient setting.	IND-1
4,200	\$6.50	239 & 241 Midway Lane	J.E. Keeton Sr. J.E.K. Enterprises, Inc.	865-482-2786 865-425-7688 fax med911@tds.net keetonje@bellsouth.net	Ideal location at the entrance of Oak Ridge by Pellissippi Parkway. Two butler style buildings connected by a concrete walk way. One building provides 1200 sf for office/retail with restrooms. A separate adjacent building with 3000 sf is ideal for a shop/warehouse. A gated fenced area is ideal for secure outside storage.	IND-1
4,400	\$5.25/sf	525-C Warehouse Road	John Mullens Allied Realty & Management	865-481-0227	Manufacturing space with three-phase power, drive-in door and offices.	IND-1

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description	Zoning
5,000 - 31,800	Negotiable	Fairbanks Plaza Fairbanks Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Four stand alone buildings in high traffic area. Could be used as retail, office or warehouse.	B-2
6,000	Negotiable	102 Midland Drive	JAB Development Jim Barker	865-693-5507	NEW CONSTRUCTION! Will build to suit- office-lab-warehouse. Drive in door, 16' eave height, private and convenient parking.	IND-1
8,500	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUB Zone warehouse space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool. Can be subdivided.	B-2
10,000	Negotiable	113 Union Valley	Martin McCoy Fulcra Enterprises	704-896-2375	Approximately 10,000 sf of lab space available for lease. Five separate labs with 32 hoods. Five private offices. Heavy HVAC.	IND-2
10,550	\$6.5/sf	272 Warehouse Road	Mike Morton Briarcliff Realty or Owen Hammonds, Jr. Hammonds Welding & Fabrication	865-740-4075 or 865-220-8005	Three building complex on one acre of land. One building has 480 phase electrical power.	IND-1
14,000	Negotiable	169 Warehouse Road	Kathy Finchum	865-482-0056	Combined 4,000sf office; 5,000sf temp controlled open space; 5,000sf warehouse with 5,000sf mezzanine. Space includes kitchen, sprinkler system & loading dock.	IND-1
20,000	\$3.50/sf NN w/ tennant being responsible for taxes, ins., elec. & gas	Heritage Center K-1036	Brian Tapp NAI Knoxville	865-777-3030 www.naiknoxville.com	20,000 sf of warehouse/manufacturing/assembly space available in 80,000 sf building at Heritage Center. Ceiling heights 15 to 18 feet.	IND-2
23,142	\$3.50/sf	100 Mecco Lane	Townsend Collins NAI Knoxville	865-777-3049 www.naiknoxville.com	Pre-engineered building with 2 cranes w/ 5 ton capacity. 24' ceiling height; 6 drive-in doors, 1 dock door. Located in Melton Lake Industrial Park	IND-2
50,000	Negotiable	804 S. Illinois Ave.	Timothy S. Waddell Facility & Business Operations Manager	Manufacturing Sciences Corporation An ENERGYSOLUTIONS Company Phone: 865.425.2838 Mobile: 865.765.0946 Fax: 865.481.3142 twaddell@energysolutions.com	50,000 sf unoccupied industrial space in a 120,000 building. One 20-ton overhead bridge crane; two 25-ton bridge cranes; one 40-ton crane in an enclosed warehouse. Bonded space available. Secure area protected. Will finish to suit.	IND-2
111,080	Negotiable	115 Franklin Road	Kim Denton Oak Ridge Economic Partnership	865-483-1321 www.oakridgetn.org	Main building has 10,400sf of office space with 67,880sf of mfg space. Four separate buildings on property for total of 110,080sf, 12 bridge cranes, 11 drive-in doors.	IND-1

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Index of Commerical / Industrial Property for Sale
Fourth Quarter 2011

Square Feet	Asking Price	Location	Contact	Phone	Description	Zoning
1,470	\$289,900	1143 Oak Ridge Turnpike	Linda Brown Linda Brown Realty	865-482-9990	Like new office space in heart of Oak Ridge. 2 bathrooms-handicapped equipped. Kitchen area.	UB-2
3,200	\$500,000	1980 Oak Ridge Turnpike	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Ideal for commercial, office or lending institution. Great visibility on Oak Ridge Turnpike. Current zone is B-2.	B-2
3,720	\$410,000	327 Oak Ridge Turnpike	James Roberson NAI Knoxville	865-777-3030 www.naiknoxville.com	Free standing office building located on two parcels with approximately 150' of frontage on Oak Ridge Turnpike.	UB-2
4,200	\$697,000	1030 Oak Ridge Turnpike	Roger Moore or Joy Armstrong R.M. Moore Sperry Van Ness	865-531-6400 www.rmmoore.com	Office building on desirable Turnpike-convenient to Methodist Medical Center. Ideal for medical offices.	UB-2
9,600	\$850,000	765 Emory Valley Road	Brian Tapp NAI Knoxville	865-777-3030 www.naiknoxville.com	Offices and full lab. Dock door in back. Air conditioned throughout. Sprinkler system. On 2.42 acres; zoned industrial	IND-1
10,200	\$950,000	1650 Oak Ridge Turnpike	Steve Herron Realty Executives	865-482-3232	Former Eagles Lodge. Office/retail space with kitchen, 4,500sf meeting/open area, 3,000sf open storage area, 900sf office. 2.94 acre lot with pavilion.	O-2
10,550	\$658,000	272 Warehouse Road	Mike Morton Briarcliff Realty or Owen Hammonds, Jr. Hammonds Welding & Fabrication	865-740-4075 or 865-220-8005	Three building complex on one acre of land in industrial park. One building has 480 phase electrical power.	IND-1
12,000	\$374,000	575 Warehouse Road	Dan Adkins Conerstone Commerical Real Estate	865-450-8883 dadkins@riservices.net	Warehouse/Industrial located in industrial area off of Illinois Avenue. It is a free standing bldg w/ 3 drive-in bays. Has rail access. 2,200 square feet of office.	IND-1
12,000	\$199,900	400 Tuskegee Drive	Ron Asher Ridge Realty	865-483-4304 865-414-5932 (cell) rasher@rrc1.com www.ridgerealtycommercial.com	Currently a warehouse with 5 bays leased. Located in the heart of Oak Ridge. Currently zoned Ind-1. Could be rezoned to commercial.	RG-1/IND-1

Square Feet	Asking Price	Location	Contact	Phone	Description	Zoning
14,200	Negotiable	599 Oak Ridge Turnpike	John Mullens Allied Realty & Management	865-481-0227	Two level office buildings fronting Oak Ridge Turnpike. Only 8 years old. Partially leased with space available for owner's use.	B-2
16,239	Negotiable	Heritage Center 200 Europa Ave.	Kim Denton Oak Ridge Economic Partnership	865-483-1321 www.oakridgetn.org	New spec building in premier industrial park. Build-to-suit. Available Fall 2010.	IND-2
17,000	\$495,000	190 Manhattan Avenue	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Located in the heart of Oak Ridge. Currently used as a church. Sanctuary, 5 offices, 6 classrooms, resource room, fellowship hall, kitchen. Currently zoned R-1-C.	R-1-C
18,000	Negotiable	481 Tulsa Road	Tony Capiello Capiello Real Estate and Development	865-482-1214	Big box retail enclosed with HVAC on 2.97 acre lot. Additional 8,000 sq. ft open; 3,000 sq. ft. w/ overhang	B-2
21,750	\$400,000	699 Emory Valley Road	Dan Adkins Conerstone Commerical Real Estate	865-450-8888 www.cornerstonecres.com/knoxville	Former Paragon Building. High visibility in great neighborhood. Building has high ceilings very open and lends itself to a multitude of uses.	UB-2
22,000	\$850,000	161 Robertsville Road	David Wilson Realty Executive Associates	865-482-3232	Office/Retail/Warehouse possibilities with 2 acres of land, new parking lot and other recent upgrades. Mostly rented, investor property.	B-2
23,142	\$375,000	100 Meco Lane	Townsend Collins NAI Knoxville	865-777-3049 www.naiknoxville.com	Pre-engineered building with 2 cranes w/ 5 ton capacity. 24' ceiling height; 6 drive-in doors, 1 dock door. Located in Melton Lake Industrial Park	IND-2
27,798	\$1.365 million	1990 Oak Ridge Turnpike	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Located at traffic light on Oak Ridge Turnpike and Louisiana Avenue. Currently houses a strip center with anchor grocery store. Currently zoned B-2.	B-2
29,465	\$1,100,000	785 Oak Ridge Turnpike	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Oak Ridge Turnpike frontage. Many potential uses/ 5,524 sf office area. Large warehouse/loading dock of 23,941 sq ft. unfinished. Great potential for conversion.	IND-1
54,021	\$2.3 million	111 Union Valley Road	Roger Moore or Michelle Gibbs Sperry Van Ness/R.M. Moore Real Estate Company	865-531-6400 www.rmmoore.com	4 connecting buildings on 5 acres. One building currently occupied. New roof in 2007. Great location convenient to West Knoxville.	IND-2
111,080	Negotiable	115 Franklin Road	Baker Realty Company	865-450-2999	Main building has 10,400sf of office space with 67,880sf of mfg space. Four separate buildings on property for total of 111,080sf, 12 bridge cranes, 11 drive-in doors.	IND-1

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Index of Land for Sale
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Location	Acreage	Asking Price	Contact	Phone	Description	Zoning
515 Illinois Ave.	0.6	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Corner of Illinois & Lafayette Ave. Highest visibility in town. Road access granted off Illinois.	R1-C
327 Oak Ridge Turnpike	0.65	\$410,000	James Roberson, NAI Knoxville	865-777-3030	Freestanding building on 2 parcels.	
160 Fairbanks Road	0.67	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Flat cleared lot with good visibility from Turnpike. Good for retail or office.	UB
Lot 17 Oak Ridge Turnpike	0.89	\$395,000	Lloyd Montgomery Baker Storey McDonald Properties	865-588-8663 office 865-293-2970 cell	194 ft of frontage on Oak Ridge Turnpike at the Home Depot Center entrance.	B-2
Tulsa Road	1	Negotiable	Melvin Sturm	865-671-7757	Improved former garden & greenhouse with small retail space.	
S. Illinois Avenue	1.03	Negotiable	Melvin Sturm	865-671-7757	Across from Dean Stallings Ford. Rezoning required.	R1-C
Lot 14 Laboratory Road	1.11	\$425,000	Roger Moore R.M. Moore Sperry Van Ness	865-531-6400 www.rmmoore.com	Great lot at Laboratory Road entrance to Home Depot Center. 215 feet of frontage.	B-2
690 Emory Valley Road	1.2	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Triangle shaped flat lot with road access from all three sides.	B-2
West Madison	1.2	\$600,000	Steve Herron Realty Executives	865-482-3232	Can be combined with 4.27 acres across from Methodist Medical Center. Extra 0.5 acre possibly available. Perfect for medical office.	R-3
409 S. Illinois Ave	1.36	\$785,000	Roger Moore RM Moore/Sperry Van Ness	865-531-6400 www.rmmoore.com	Excellent frontage on major thoroughfare. Illinois Avenue is a 7 lane highway through much of Oak Ridge. Excellent for office, medical, retail or storage user.	B-2
Lot 12 Laboratory Road	1.37	\$425,000	Lloyd Montgomery Baker Storey McDonald Properties	865-588-8663 office 865-293-2970 cell	Lot in Home Depot Development at the corner of main parking lot and entrance from Laboratory Road.	B-2
Lot 11 Laboratory Road	1.37	\$450,000	Lloyd Montgomery Baker Storey McDonald Properties	865-588-8663 office 865-293-2970 cell	Great lot in the Home Depot development on the right corner of the entrance from Laboratory Road.	B-2
Jefferson Avenue	1.4	\$140,000	John Mullens Allied Realty & Management	865-482-0227	Graded parcel with great visibility and long street frontage.	B-2
92 Union Valley Road	1.42	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Building lot across from Y-12 National Security Complex located in professional office development.	Ind-2

Location	Acreage	Asking Price	Contact	Phone	Description	Zoning
Alvin Weinberg Drive Bethel Valley Industrial Park	1.5	Negotiable	Larry Chambers	865-806-2640	Build-to-suit for lease up to 15,000sf in Bethel Valley Industrial Park.	Ind-2
45 New York Ave	1.5	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Corner lot with traffic signal. Includes 5,000 sf bank building. Highly visible, near hospital 30,000+ cars per day traffic count.	UB-2
Off Laboratory Road	1.52	\$350,000	Lloyd Montgomery Baker Storey McDonald Properties	865-588-8663 office 865-293-2970 cell	Great lot in the Home Depot development. Lot is adjacent to Home Depot Building on the right side.	B-2
Meco Lane	1.61	\$139,000	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Located in Melton Hill Industrial Park. Convenient to Hwy 62 and 20 minutes from interstate.	Ind-2
Corner of Oak Ridge Turnpike and S. Illinois Avenue	1.9	Negotiable	Tony Capiello Capiello Realty and Development	865-482-1214	High traffic count, very visible. Good location for retail, office or restaurant.	UB-2
100 Melton Lake Drive	1.94	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	1st lot on left coming into town with traffic signal. Close to world class rowing venue w/ easy access.	B-3
Union Valley & Illinois Ave.	2	\$150k per lot/ \$375k entire tract	Tony Capiello Capiello Realty and Development	865-482-1214	Prime Industrial acreage available. Can be sold as 4 lots or one entire tract. Convenient location.	Ind-2
Oak Ridge Turnpike & Laboratory Rd	2.25	\$155,511 per acre	Bill Beecher Wood Properties	865-637-7777 Ext 449 [Office] 865-599-2470 [Mobile] 865-549-7400 [Fax]	Prime retail location. Two parcels combined. Located on Laboratory Road in front of Home Depot.	UB-2
Tuskegee Drive behind former Peebles dept. store	2.5	\$250,000/acre	Tony Capiello Capiello Realty and Development	865-482-1214	Build-to-suit, potentially sale or ground lease.	B-2
109 Manhattan Ave.	2.53	\$495,000	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Covenant Presbyterian Church. 17,000 sf - prime location.	R-1-C
100 South Florida Ave.	3	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Red light across from Turnpike. Adjacent to Home Depot. Flat lot.	UB-2
Union Valley Road	3.25	Negotiable	Tony Capiello Partner, JT Investments	865-482-1214	Small industrial sites, 0.75-3 acres very conveniently located near Y-12 & ORNL.	Ind-1
Florida Avenue and Oak Ridge Turnpike	2.19	\$220,000/acre	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Three adjoining parcels (can be divided) on the Oak Ridge Turnpike (Hwy 95) located at traffic light near Sonic and Home Depot. Parcel 59 - \$300k/ac, Parcel 60 & 61 \$350k/ac	UB-2

Location	Acreage	Asking Price	Contact	Phone	Description	Zoning
Union Valley Road	3.7	\$310,000/acre	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Located at the corner of Union Valley and Illinois Avenue - gateway between Knoxville and Oak Ridge. Level lot.	B-2
Belgrade Road	4	Negotiable	John Mullens Allied Realty & Management	865-481-0227	Industrial acreage with utilities onsite. Long street frontage. May be subdivided.	Ind-1
Belgrade Road	4.2	\$210,000	John Mullens Allied Realty & Management	865-481-0227	Vacant parcel with long street frontage located in growing industrial area.	Ind-1
Oak Ridge Turnpike West End	4.2	Negotiable	Melvin Sturm	865-671-7757	Located on Oak Ridge Turnpike. Suitable for most retail or office space. Owner will build-to-suit.	UB-2
West Madison	4.27	\$600,000	Steve Herron Realty Executives	865-482-3232	Can be combined with 1.2 acres across from Methodist Medical Center. Extra 0.5 acre possibly available. Perfect for medical office.	R-3
Bethel Valley Industrial Park	4.55	Negotiable	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Mixed-use industrial park with convenient access to Pellissippi Parkway.	Ind-2
Oak Turnpike/Administration Rd	4.6	\$932k	Roger Moore Sperry Van Ness/RM Moore	865-531-6400	Level property in premium location. Adjacent to US DOE Federal Bldg. Ideal site for retail, hospitality or office use.	
Oak Ridge Turnpike	4.75	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	First lot on right coming into town from Clinton on Hwy 95. 27,000 cars per day.	R1-C
100 Cairo Lane	5	\$90,00 per acre	Billy Fryar	423-344-8600	Prime commercial property. 1-5 acres...sell, lease, build to suit. Excellent location. Easy access. Prime frontage.	Ind -1
Incline Lane	5.8	\$750,000	John Mullens Allied Realty & Management	865-481-0227	Highly visible parcel suited for retail or multi-family uses with utilities on site.	
Bethel Valley Industrial Park	5.85	Negotiable	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Mixed-use industrial park with convenient access to Pellissippi Parkway.	Ind-2
Commerce Park	6.2	\$75,000/acre	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.	Ind-2
Tuskegee Ave.	7	Negotiable	Tony Cappiello Cappiello Real Estate and Development	865-482-1214	Prime Oak Ridge location just off major thoroughfare.	B-2
Commerce Park	7.23	\$75,000/acre	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.	Ind-2
Commerce Park	7.5	Contact agent	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.	Ind-2

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East Tulsa Rd & Wilberforce Ave.	8	Negotiable	Melvin Sturm	865-671-7757	Large site in center of Oak Ridge. Bordered by East Tulsa Rd. & Wilberforce Avenue. Suitable for hotel, healthcare, retail or office.	G-1
Oak Ridge Turnpike West End	10	Negotiable	Melvin Sturm	865-671-7757	Suitable for healthcare facility, office or commercial. Will need to be rezoned. Adjacent to west fire hall.	G-1
503 Oak Ridge Turnpike	13	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	11.5 acres of undeveloped flat land on Hwy 95. Approval from City and State for traffic signal at Calif. Ave. with appropriate development. Also 10,000 sq. ft. building on 1.5 acres.	B-3/Ind-1
Commerce Park	13.5	\$120,000/acre	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.	Ind-2
Commerce Park	15	\$50,000/acre	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.	Ind-2
Land Parcel ED-5 Heritage Center East Tennessee Technology Park	20	Negotiable	Jeff Deardorff Heritage Development Corporation	865-482-9890 www.ettpreuse.com	Ready-to-build cleared site, on-parcel rail, existing road system. Great site for light to heavy industrial, R&D.	Ind-2
Jackson Crossing	20.31	\$1,500,000	Nancy Stanley Realty Executive Associates	865-482-3232	Perfect for shopping center. One area committed for development. Surrounded by 150 residential lots.	G-1
Commerce Park	35	\$60,000/acre	Karl Kemmer Blue Ridge Realty	865-963-8964 office kkemmer@blueridgecos.com	Master planned development for light industrial, research labs, corporate offices. Convenient to ORNL, Y-12, SNS.	Ind-2
Enclave Park	42	Negotiable	Walter Wise	via Kim Denton Oak Ridge Economic Partnership 865-483-1321	Land available for prime development opportunities for industrial or commercial projects. Conveniently located off of Illinois Ave. & Pellissippi Parkway.	
West Reservoir Rd.	45.5	\$500,000	Ron Asher Ridge Realty Commercial	865-483-4304 865-414-5932 (cell) rasher@rrc1.com www.ridgerealtycommercial.com	Development potential! This land boasts panoramic view of the Cumberland Mtns. Owner/Agent	R1-C
Oak Ridge Summit	80.18	\$4,900,000	Nat Revis Oak Ridge Realty Holding, Inc.	865-481-6088	Business park suited for office, R&D and light industrial. High visibility with access to Pellissippi Parkway. Property has detention, utilities, infrastructure and elevated views of Oak Ridge.	Ind-2/ O-2

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Horizon Center	346	Negotiable	Kim Denton Oak Ridge Economic Partnership	865-483-1321 www.oakridgetn.org	A premier business park designed for office, R&D, capital-intensive operations and manufacturing with high-speed telecom and rail & highway access. Sites from 5 to 148 acres.	Ind-2
	770.3					