



5502 Island River Drive
5502 Island River Drive
Knoxville, Knox County, Tennessee 37914

DESCRIPTION

The industrial facility is located at Forks of the River Industrial Park. It is comprised of 184,980 SF of fully sprinklered, class B/C industrial warehousing with two office buildouts.

SALE/LEASE

For Lease: Yes
For Sale: No

SITE

Total Acres: 15.2

BUILDING DETAILS

Property Detail Link: <https://tnecd.giswebtechguru.com/?sorting=featured&showpropertyonmap=true&activebase map2d=Navigation&mapextent=-932.8911,555362185,4293992.994657612,-9331997.70037928,4291709.438437532&mapzoom=15&propertysearch=island&PropertyId=3404073568>

Available SqFt: 184,980
Total SqFt: 184,980
Ceiling Height Min (ft): 25
Ceiling Height Max (ft): 29

THE VALLEY ADVANTAGE



WHO WE ARE

Tennessee Valley Authority (TVA) is a large economic development organization and public power company representing seven states in the southeastern United States: Tennessee, parts of Alabama, Mississippi, Kentucky, Georgia, Virginia, and North Carolina. The service area of TVA is commonly referred to as, "the Valley."

TVA focuses on assisting companies that are seeking to locate and invest in the United States and the Valley by offering location advisory services. **TVA is a mission-based organization and all services are offered at no cost to the company.**

HOW WE ASSIST COMPANIES

In addition to competitively priced and reliable power, companies considering the Valley have access to a host of resources to aid their location decisions including market analysis and research, real estate services, conceptual engineering, site evaluation, project management, and incentive programs.

ABOUT TVA

- Nation's largest public power provider
- Among lowest industrial rates of peer utilities
- 99.999% power reliability
- Diverse generation mix of nuclear, hydro, fossil, renewables
- Nearly 60% carbon-free generation
- Renewable programs and resources available

FOR MORE INFORMATION ABOUT THIS SITE, CONTACT:

Kirby Lewis-Gill
Site Development Director
P: (615) 651-5383
E: Kirby.Lewis-Gill@tn.gov
W: tnecd.com

ZONING

Opportunity: No

ELECTRIC

Provider: Knoxville Utilities Board

On-Site: Yes

SEWER

Provider: Knoxville Utilities Board

On-Site: Yes

WATER

Provider: Knoxville Utilities Board

On-Site: Yes

NATURAL GAS

Provider: Knoxville Utilities Board

On-Site: Yes

AIRPORT

Nearest International: Mc Ghee Tyson

To Nearest International: 19 Miles

Nearest Commercial: McGhee Tyson Airport

To Nearest Commercial: 21.5 Miles

INTERSTATE/HIGHWAY

Interstate: I-40

To Interstate: 5 Miles

Nearest Interstate Exit: I 640

To Nearest Interstate Exit: 8.1 Miles

RAIL

Rail #1: VMP Handling Incorporated

PORT

Nearest: North Charleston Terminal

To Nearest: 360 Miles

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