



Water Plant Road - Lot 6 - Virtual Building
3122 Water Plant Road
Knoxville, Knox County, Tennessee 37914

DESCRIPTION

Excellent location right along the French Broad River, and close to Interstate 40. Property is currently being developed for a 118,800 sq ft warehouse. Please see related attachments for specific details and a visual of the future property.

SALE/LEASE

For Lease: Yes
For Sale: No
Negotiable: Yes

SITE

Property Ownership: Private
Topography: Flat
Wetlands: Flat
Property in Floodplain: No
Total Acres: 9.521
Max Contiguous Acres: 9.521
Shovel Ready Certified: Yes
Phase 1 Environmental Report: Yes

BUILDING DETAILS

Property Detail Link: <https://tnecd.gis.webtechguru.com/?sorting=featured&showpropertyonmap=true&activebasemap2d=imagery&mapextent=-9327790.161084762,4294907.487595134,-9333962.451118952,4290340.375154975&mapzoom=15&PropertyId=3701812070>

Parcel: 111 00901
Business/Industrial Park: Yes
Year Built: 2021
Call Center: Yes
Data Center: No
of Stories: 1
Available SqFt: 118,800
Total SqFt: 118,800
Expandable: No
Expandable to (sqft): 0
Divisible: Yes
Contiguous Space: Yes
Ceiling Height Min (ft): 38
Ceiling Height Max (ft): 42
Bay Length: 60
Column Spacing (ft): 60
Construction Type: Steel
Secondary Construction Material: Concrete
Sprinklered: Yes
Sprinkler Details: ESFR

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

BUILDING ADD'L

Heated: Yes
Heat Type: Gas
Air Conditioning: No
Cranes Available: Yes
Dock High Doors Available: Yes
of Docks with Levelers: 44
Drive Ins: Yes
of Drive In Doors: 4
of Truck Docks: 44
Parking Available: Yes
Parking Paved: Yes

ZONING

Building: I-G
Opportunity: No
Foreign Trade: No

ELECTRIC

Provider: Knoxville Utilities Board
On-Site: Yes

SEWER

Provider: Knoxville Utilities Board
On-Site: Yes
Size of Main (inches): 8

WATER

Provider: Knoxville Utilities Board
On-Site: Yes
Size of Main (inches): 16

NATURAL GAS

Provider: Knoxville Utilities Board
On-Site: Yes
Size of Main (inches): 6

TELECOMMUNICATIONS

Provider: AT&T; Comcast
On-Site: Yes
Fiber Available: Yes

AIRPORT

Nearest International: Mc Ghee Tyson
To Nearest International: 19 Miles
Nearest Commercial: McGhee Tyson Airport
To Nearest Commercial: 19 Miles

INTERSTATE/HIGHWAY

Interstate: I-40
To Interstate: 9.6 Miles
Interstate #2: 75
To Interstate #2: 16 Miles
Nearest Interstate Exit: I 640
To Nearest Interstate Exit: 7.8 Miles

RAIL

Rail #1: Gulf & Ohio
Track #1 Status: <500 ft
Access Available: Yes

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