

**Bold Denotes
Oak Ridge
Chamber of
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**OAK RIDGE ECONOMIC PARTNERSHIP
OAK RIDGE CHAMBER OF COMMERCE
COMMERCIAL SPACE AVAILABILITY LISTING
Fourth Quarter 2009**

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

Index of Commercial/Industrial Property for Sale

Square Feet	Asking Price	Location	Contact	Phone	Description
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.
1,632	\$189,000	253 Laboratory Rd.	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Conveniently located close to DOE and Roane State Community College in central Oak Ridge. 6 offices, one conference room and a reception area in one free standing building.
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.
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.
3,954	\$390,000	663 Emory Valley Road	Sandra N. Mitchell Emory Valley Corporation	865-482-2630 www.emoryvalleycorp.com	Traditional full brick one story office building located in Emory Park. Association takes care of grounds.
4,200	\$697,000	1030 Oak Ridge Turnpike	Roger Moore or Joy Armstrong R.M. Moore Real Estate Company	865-531-6400	Office building on desirable Turnpike-convenient to Methodist Medical Center. Ideal for medical offices.
5,524	\$1,675,000	785 Oak Ridge Turnpike	Nancy Stanley Realty Executives Associates	865-482-3232	Oak Ridge Turnpike frontage. Many potential uses/ office area. Large warehouse/loading dock of 23,941 sq ft. unfinished. Great potential for conversion.
20,017	Negotiable	795 W. Main Street	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Class "A" office space located in the heart of Oak Ridge, convenient to many governmental facilities, physicaains offices and a hospital. Current Bank of America to remain in portion of the property.
9,856	\$625,000	105 Mecco Lane	Tim Carpenter	865-481-8101	Warehouse space with office that can be finished to suit tenant's needs. Dock and drive-in doors. Fully heated and cooled. Alarm system.

Square Feet	Asking Price	Location	Contact	Phone	Description
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.
10,550	\$690,000	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.
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.
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.
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.
18,000	Negotiable	481 Tulsa Road	Tony Cappiello Cappiello 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
18,000 expandable to 25,000	Negotiable	Heritage Center	Kim Denton Oak Ridge Economic Partnership	865-483-1321 www.oakridgetn.org	New spec building expandable up to 25,000 sf in premier industrial park. Build-to-suit. Available Fall 2009.
21,750	\$805,000	699 Emory Valley Road	Frank Weiskopf Realty Executive Associates	865-588-3260 Office 865-389-6199 Mobile	Former Paragon Fitness Center. Space needs work; can be rehabbed to many other commercial uses.
22,000 on 4.88 acres	\$1.25 million	104 Union Valley Road	Joyce Anderson Coldwell Banker Commercial Wallace & Wallace	865-690-1111 www.cbcww.com	Attractive office building on one level with additional land for expansion purposes. Ideal for DOE contractor, corporate office, call center, etc.
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.
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.
50,000	Negotiable	Heritage Center	Kim K. Denton Oak Ridge Economic Partnership	865-483-1321 denton@orcc.org	New spec building expandable up to 100,000sf in premier industrial park. Build-to-suit. Available Fall 2009.
54,021	\$2.65 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.

Square Feet	Asking Price	Location	Contact	Phone	Description
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.