

Bold
Denotes Oak
Ridge
Chamber of
Commerce
Members.

**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.oakridgetn.org

**Commercial / Retail Space for Lease
First Quarter 2010**

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
1,000	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	HUB Zone retail space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.
1,100	\$765/month	136 Ridgeway Center	John Mullens Allied Realty & Management	865-481-0227	Nice retail -type space near medical center.
1,800	\$1,250/month	1944 Oak Ridge Turnpike	John Mullens Allied Realty & Management	865-482-0227	Open retail space in retail center.
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.
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.
3,500	Negotiable	475 Oak Ridge Turnpike	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Great visibility from Turnpike for retail or office. Could be split into two suites of 1,000 sq. ft. and 2,500 sq. ft.
3,650	\$7.50/sf	232-238 W. Tennessee Ave.	Jim Cape	865-483-6068	Historic building on W. TN Ave across from Methodist Med Center. Six offices/private dining on 2nd floor.
4,000	Negotiable	Grove Center, Robertsville Road @Randolph Road	Steve Herron	865-385-1733	HUB Zone retail space in central Oak Ridge strip center across from Oak Ridge High School and municipal swimming pool.
4,200	Negotiable	1972 Oak Ridge Turnpike	John Mullens Allied Realty & Management	865-481-0227	Great retail location with visibility; may be subdivided.
4,200	\$14.00/sf	1030 Oak Ridge Turnpike	Roger Moore or Joy Armstrong R.M. Moore Sperry Van Ness	865-531-6400 www.rmmoore.com	Prime office space on Turnpike convenient to Methodist Medical Center. Ideal for medical office.
5,000	Negotiable	45 New York Avenue	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Former bank building with drive thru on very busy intersection near hospital and other retail.

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
6,000	\$3.50/sf	102 Jefferson Court	John Mullens Allied Realty & Management	865-481-0227	Former studio with open retail area and ample parking. HUB Zone space.
6,200	Negotiable	100 Melton Lake Drive	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Prime Turnpike location with traffic light access and 3 acres of fenced land. Showroom and shop.
9,400	Negotiable	304 S. Illinois Avenue	Tony Cappiello Cappiello Real Estate and Development	865-482-1214	Prime Illinois Ave. retail location in popular center. Leased "as is."
9,800	\$8.00/sf	Lane Center S. Illinois Avenue and Oak Ridge Turnpike	John Rebori RM Moore Sperry Van Ness	865-531-6400 865-604-9012 (cell) www.rmmoore.com	Retail, "big box" space in centrally located shopping center.
10,000	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.
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.
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.

Bold
Denotes Oak
Ridge
Chamber of
Commerce
Members.

**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
First Quarter 2010**

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
250	Negotiable	105 Mitchell Road	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Up to 9 individual offices that can be rented one at a time in very professional office building.
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.
300	\$14.00/sf	1020 Commerce Park Technology 2020	Janice Hughes Technology 2020	865-220-2027 hughesj@Tech2020.org	RARE incubator space - office space with 10-12' ceilings. Convenient location to Pellissippi Parkway.
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.
500-900	\$12.00/sf	1010 Commerce Park Oak Ridge Entrepreneurial Center	Janice Hughes Technology 2020	865-220-2027 hughesj@Tech2020.org	RARE incubator space - office/lab space with 12-15' ceilings. Convenient location to Pellissippi Pkwy.
750	Negotiable	901 Oak Ridge Turnpike Suite 31	W. Lawrence Tunnel or Brant Hill	865-482-2416	Central Oak Ridge location. Utilities included with rent. Clean carpeted office. Three-room suite.
780	Negotiable	100 Tulsa Road Suite 30	Tony Cappiello Cappiello Realty & Development	865-482-1214	Office suite. Electricity, gas and cleaning included with rent.
900	\$725/month	1962 Oak Ridge Turnpike	John Mullens Allied Realty & Management	865-481-0227	Nice partitioned office and reception area.
1,000	\$10.00/sf	706 S. Illinois Avenue Suite E-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)
1,000	\$10/sf	706 S. Illinois Ave. Suite F-102 Pine Ridge Office Park	Michelle Gibbs RM Moore Sperry Van Ness	865-531-6400 Michelle.gibbs@svn.com www.rmmoore.com	Office space located in Pine Ridge Office Park.
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.rmmoore.com	Professional office space with convenient at-the-door parking. (Sub-lease)
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.rmmoore.com	Professional office space with convenient at-the-door parking. (Sub-lease)
1,000	\$10.00/sf	706 S. Illinois Avenue Suite D-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)
1,000	Negotiable	477 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.
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.

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
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.
1,240	\$10.00/sf	706 S. Illinois Avenue Suite E-104 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)
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.
1,400	\$8.00/sf	160 Ridgeway Center	John Mullens Allied Realty & Management	865-481-0227	Four offices, restroom, kitchen & open storeroom space.
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.
1,500	\$1,050/month	162 Ridgeway Center	John Mullens Allied Realty & Management	865-482-0227	Nice remodeled office space with ample parking.
1,600	\$850/month	524 Elza Dr.	Donna Powers Realty 100, Inc.	865-481-0100 rty100@bellsouth.net www.realty100inc.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	865-482-2630 evcsandy@gmail.com www.emoryvalleycorp.com	Office space available with front door parking, convenient location and management on site.
1,875	\$10.00/sf	706 S. Illinois Avenue Suite C-103 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)
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.
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.
2,000	\$1,600/month	185 Lafayette Drive	Donna Powers Belinda Aurin Realty 100, Inc.	865-481-0100 rty100@bellsouth.net www.realty100inc.com	6 large offices, receptionist area and very large furnished conference room. Conveniently located.
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
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.
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.
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)
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.

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
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)
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.
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.
3,128	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.
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.
3,500	Negotiable	474 Oak Ridge Turnpike	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrproperties.com www.rrproperties.com	Great visibility from Turnpike for retail or office. Could be slip into two suites of 1,000 and 2,500 sf.
3,650	\$7.50/sf	232-238 W. Tennessee Ave.	Jim Cape	865-483-6068	Historic building on W. TN Ave across from Methodist Med Center. Six offices/private dining on 2nd floor.
3,720	Negotiable	327 Oak Ridge Turnpike	James Roberson NAI Knoxville	865-777-3030	Free standing office building on 2 parcels
3,750	\$10.00/sf	706 S. Illinois Avenue Suite B-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)
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)
4,100	Negotiable	800 Oak Ridge Turnpike Jackson Plaza	Tammy Upton B&B Properties	865-425-7401	Premium space forin landmark Oak Ridge multi-tenant 10 story building. Recent interior renovations.
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.
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.
4,949	\$13.50/sf	111 Union Valley Road Suite D	John Adams Wood Properties, Inc.	865-549-7486 865-256-2719 cell	Mix of open and hard wall office space with ample parking. Landlord will do reasonable up fit.

Bold Denotes Oak
Ridge Chamber of
Commerce
Members.

**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.oakridgetn.org

**Index of Industrial Space for Lease
First Quarter 2010**

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
50-300	Negotiable	Grove Center Robertsville Rd	Steve Herron Realty Executives	865-482-3232	Climate controlled storage space.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.

Square Feet	Cost/Sq. Foot	Location	Contact	Phone	Description
5,000	Negotiable	275 Midway Rd.	JAB Development Jim Barker	865-693-5507	Newly refurbished office/lab/manufacturing flex space. 800 amp 3 phase electric.
5,000	Negotiable	1008 Alvin Weinberg Drive	John Walter	865-483-1859	Front half of building. Open space that can be configured to tenant's specs.
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.
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.
9,600	\$6.00/sf NNN	765 Emory Valley Road	Mary Hildreth Howard Hildreth Realty & Ins.	865-803-3379 maryhildreth@bellsouth.net	Offices and full lab. Dock door in back. Air conditioned throughout. Sprinkler system. On 2.42 acres; zoned industrial
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.
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.
20,000	Negotiable	Heritage Center K-1036	Martin McCoy Fulcra Enterprises	704-896-2375	20,000 sf of warehouse/manufacturing/assembly space available in 80,000 sf building at Heritage Center. Ceiling heights 15 to 18 feet.
23,142	\$3.50/sf	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
75,200	\$5.00/sf	777 Emory Valley Road	Garrett Asher Ridge Realty Commercial	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Two buildings with office area & manufacturing area separated. Includes two cranes, rail right-of-way on site and clean room. Will divide.
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 110,080sf, 12 bridge cranes, 11 drive-in doors.

**Bold Denotes
Oak Ridge
Chamber of
Commerce
Members.**

**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.oakridgetn.org**

**Index of Commerical / Industrial Property for Sale
First Quarter 2010**

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.
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.
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.
9,600	\$850,000	765 Emory Valley Road	Mary Hildreth Howard Hildreth Realty & Ins.	865-803-3379 maryhildreth@bellsouth.net	Offices and full lab. Dock door in back. Air conditioned throughout. Sprinkler system. On 2.42 acres; zoned industrial
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	\$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.
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.

Square Feet	Asking Price	Location	Contact	Phone	Description
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.
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
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.
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
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.
29,465	\$1,450,000	785 Oak Ridge Turnpike	Nancy Stanley Realty Executives Associates	865-482-3232	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.
51,200	Negotiable	Heritage Center 100 Europa Ave.	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 2010.
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.
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.

Index of Land for Sale
First Quarter 2010

Location	Zoning	Acreage	Asking Price	Contact	Phone	Description
515 Illinois Ave.	R1-C	0.6	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.com	Corner of Illinois & Lafayette Ave. Highest visibility in town. Road access granted off Illinois.
327 Oak Ridge Turnpike		0.65	\$410,000	James Roberson, NAI Knoxville	865-777-3030	Freestanding building on 2 parcels.
160 Fairbanks Road	UB	0.67	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.com	Flat cleared lot with good visibility from Turnpike. Good for retail or office.
Lot 17 Oak Ridge Turnpike	B-2	0.89	\$395,000	Roger Moore R.M. Moore Real Estate Company	865-531-6400	194 ft of frontage on Oak Ridge Turnpike at the Home Depot Center entrance.
Tulsa Road		1	Negotiable	Melvin Sturm	865-671-7757	Improved former garden & greenhouse with small retail space.
S. Illinois Avenue	R1-C	1.03	Negotiable	Melvin Sturm	865-671-7757	Across from Dean Stallings Ford. Rezoning required.
Lot 14 Laboratory Road	B-2	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.
690 Emory Valley Road	B-2	1.2	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.com	Triangle shaped flat lot with road access from all three sides.
West Madison	R-3	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.
Lot 12 Laboratory Road	B-2	1.37	\$425,000	Roger Moore R.M. Moore Sperry Van Ness	865-531-6400 www.rmmoore.com	Lot in Home Depot Development at the corner of main parking lot and entrance from Laboratory Road.
Lot 11 Laboratory Road	B-2	1.37	\$450,000	Roger Moore R.M. Moore Sperry Van Ness	865-531-6400 www.rmmoore.com	Great lot in the Home Depot development on the right corner of the entrance from Laboratory Road.
Jefferson Avenue	B-2	1.4	\$140,000	John Mullens Allied Realty & Management	865-482-0227	Graded parcel with great visibility and long street frontage.
92 Union Valley Road	Ind-2	1.42	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.com	Building lot across from Y-12 National Security Complex located in professional office development.
Alvin Weinberg Drive Bethel Valley Industrial Park	Ind-2	1.5	Negotiable	Larry Chambers	865-806-2640	Build-to-suit for lease up to 15,000sf in Bethel Valley Industrial Park.

Location	Zoning	Acreage	Asking Price	Contact	Phone	Description
45 New York Ave	UB-2	1.5	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.com	Corner lot with traffic signal. Includes 5,000 sf bank building. Highly visible, near hospital 30,000+ cars per day traffic count.
Off Laboratory Road	B-2	1.52	\$350,000	Roger Moore R.M. Moore Sperry Van Ness	865-531-6400 www.rmmoore.com	Great lot in the Home Depot development. Lot is adjacent to Home Depot Building on the right side.
Meco Lane	Ind-2	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.
Corner of Oak Ridge Turnpike and S. Illinois Avenue	UB-2	1.9	Negotiable	Tony Cappiello Cappiello Realty and Development	865-482-1214	High traffic count, very visible. Good location for retail, office or restaurant.
100 Melton Lake Drive	B-3	1.94	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.com	1st lot on left coming into town with traffic signal. Close to world class rowing venue w/ easy access.
Tuskegee Drive behind former Peebles dept. store	B-2	2.5	\$250,000/acre	Tony Cappiello Cappiello Realty and Development	865-482-1214	Build-to-suit, potentially sale or ground lease.
109 Manhattan Ave.	R-1-C	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.
100 South Florida Ave.	UB-2	3	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.com	Red light across from Turnpike. Adjacent to Home Depot. Flat lot.
Union Valley Road	Ind-1	3.25	Negotiable	Tony Cappiello Partner, JT Investments	865-482-1214	Small industrial sites, 0.75-3 acres.
Florida Avenue and Oak Ridge Turnpike	UB-2	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
Union Valley Road	B-2	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.
Belgrade Road	Ind-1	4	Negotiable	John Mullens Allied Realty & Management	865-481-0227	Industrial acreage with utilities onsite. Long street frontage. May be subdivided.
Belgrade Road	Ind-1	4.2	\$210,000	John Mullens Allied Realty & Management	865-481-0227	Vacant parcel with long street frontage located in growing industrial area.
Oak Ridge Turnpike West End	UB-2	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.
West Madison	R-3	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.

Location	Zoning	Acreage	Asking Price	Contact	Phone	Description
Bethel Valley Industrial Park	Ind-2	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.
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	R1-C	4.75	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.com	First lot on right coming into town from Clinton on Hwy 95. 27,000 cars per day.
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	Ind-2	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.
Commerce Park	Ind-2	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.
Tuskegee Ave.	B-2	7	Negotiable	Tony Cappiello Cappiello Real Estate and Development	865-482-1214	Prime Oak Ridge location just off major thoroughfare.
Commerce Park	Ind-2	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.
Commerce Park	Ind-2	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.
Oak Ridge Turnpike & Laboratory Rd		10.68	Negotiable	Kent Dyer Oliver Smith Realty	865-584-2000 865-455-7275 cell	Adjacent to Home Depot, prime retail location
503 Oak Ridge Turnpike	B-3/Ind-1	13	Negotiable	Rick Chinn R&R Development and Rental Properties	865-482-3602 rick@rrrproperties.com www.rrrproperties.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.
Commerce Park	Ind-2	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.
Land Parcel ED-5 Heritage Center East Tennessee Technology Park	Ind-2	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.
Jackson Crossing	G-1	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.

Location	Zoning	Acreage	Asking Price	Contact	Phone	Description
Commerce Park	Ind-2	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.
Enclave Park		42	Negotiable	Walter Wise		Land available for prime development opportunities for industrial or commercial projects. Conveniently located off of Illinois Ave. & Pellissippi Parkway.
West Reservoir Rd.	R1-C	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
Oak Ridge Summit	Ind-2/ O-2	80.18	\$4,900,000	NAI Knoxville Sam Tate	865-777-3035	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.
100 Cairo Lane	Ind -1	1 up to 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.
Horizon Center	Ind-2	1,000 total 384 available	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.
Oak Ridge Turnpike West End	G-1	10+	Negotiable	Melvin Sturm	865-671-7757	Suitable for healthcare facility, office or commercial. Will need to be rezoned. Adjacent to west fire hall.
Union Valley & Illinois Ave.	Ind-2	4 lots avble. All approx .5 acre	\$150k per lot/ \$375k entire tract	Tony Cappiello Cappiello Realty and Development	865-482-1214	Prime Industrial acreage available. Can be sold as 4 lots or one entire tract. Convenient location.
East Tulsa Rd & Wilberforce Ave.	G-1	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.

Location	Zoning	Acreage	Asking Price	Contact	Phone	Description