

**OAK RIDGE ECONOMIC PARTNERSHIP
OAK RIDGE CHAMBER OF COMMERCE
COMMERCIAL SPACE AVAILABILITY LISTING**
Fourth Quarter 2009

Index of Land for Sale or Lease

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@rrproperties.com www.rrproperties.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@rrproperties.com www.rrproperties.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 Real Estate Company	865-531-6400	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@rrproperties.com www.rrproperties.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 Real Estate Company	865-531-6400	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 Real Estate Company	865-531-6400	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.

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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.
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 or Joy Armstrong R.M. Moore Real Estate Company	865-531-6400	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	3.55	\$300,000/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.

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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.
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@rrproperties.com www.rrproperties.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@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.
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.

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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.
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	Lawrence Young Horizon Development Corporation	865-482-9890 www.communityreuseorganization.com	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.
Commerce Park	Ind-2	13.5 +/-	\$120k/acre	Garrett Asher Ridge Realty	865-483-4304 865-806-8301 (cell) asher@rrc1.com www.ridgerealtycommercial.com	Conveniently located off Hwy 62 with close proximity to ORNL, Y-12, SNS. Easily accessible to I-40/75 and McGhee Tyson Airport.
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.