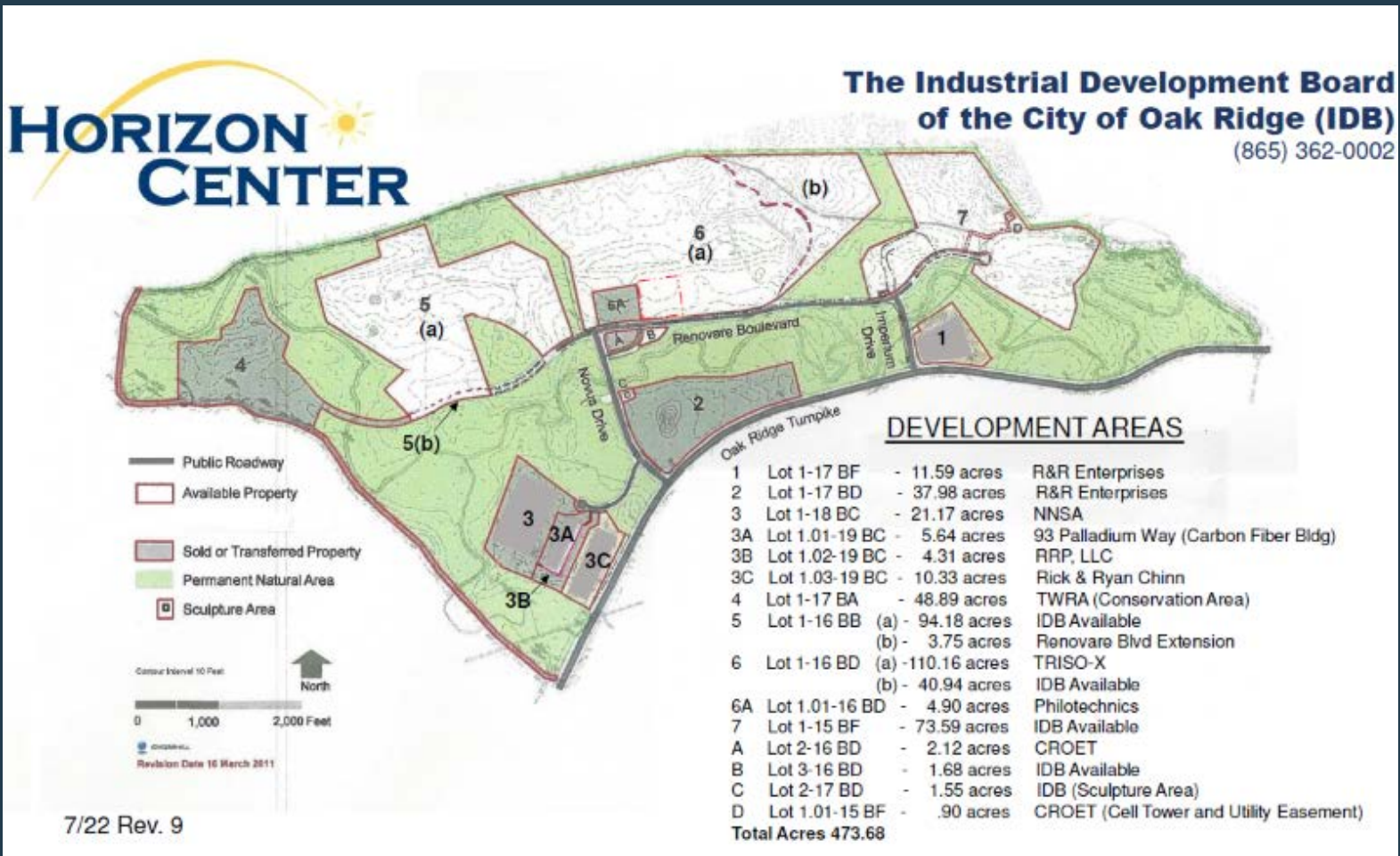


# Horizon Center Industrial Park

Renovare Blvd | Oak Ridge, TN 37830



Horizon Center in Oak Ridge, Tennessee, is the premier business park designed to meet all of your business needs. The 1,000 acre park in the heart of Tennessee's Technological Corridor has development sites ranging in size. It can accommodate 4 million square feet of space for research and development, light manufacturing, and office facilities. With several centers of science and technology nearby (such as Oak Ridge National Lab), no state income tax, and remarkable quality of life opportunities for employees, Horizon Center has what your business needs to succeed.

# Park Characteristics

Site Ownership: Mixed

Total Acreage: 450+ acres

Remaining Acreage: 200~

Sale/lease price: Starting at \$25,000-\$35,000 per acre

Zoning: I-2

Distance to four-lane highway: 0.4 miles

Two-foot topographic survey: Available

Phase 1 ESA: Available

Endangered species desktop review: Available

Hydrologic determination: Available

Cultural resource desktop review: Available



## Utilities

Electric Line Serving Site: 13.2kV

Dual feed service: Available

Natural gas service: 8 inch line/ 60 psi

Water line serving site: 12 inch

Water system capacity: 28 MGD

Excess water system capacity: 9 MGD

Wastewater line serving site: 10 inch

Wastewater system capacity: 600,000 GPD

Excess wastewater capacity: 350,000 GPD