



INDUSTRIAL FOR LEASE

CBRE

777 Emory Valley Road
Oak Ridge, TN 37830

777 EMORY VALLEY ROAD

Offering Summary

Location Information

Street Address	777 Emory Valley Road
City, State, Zip	Oak Ridge, TN 37830
County	Anderson
Nearest Highway	2 minutes to Hwy 95 - Oak Ridge Turnpike
Nearest Airport	25 minutes to McGhee Tyson Airport

Building Information

Building Size	20,604 SF
Office	13,635 SF
Lab	1,559 SF
Warehouse/Manufacturing	5,410 SF
Warehouse Ceiling Height	Clear height under steel at peak: 22' 10" Clear height under steel at eave: 18'
Doors	1 Drive-in Door
Power	800 amp, 480v, 3-phase
Crane	1 - five ton
HVAC	Property is 100% conditioned
Parking	46 spaces

Property Information

Property Type	Industrial
Property Subtype	Office/Warehouse/Manufacturing
Zoning	I - Industrial
Amenities	5-ton Bridge Crane Highway Access Fully Conditioned Warehouse

Lease Rate

\$15.00 PSF NNN



777 EMORY VALLEY ROAD

Property Photo



777 EMORY VALLEY ROAD

Also Available



120 Flint Rd

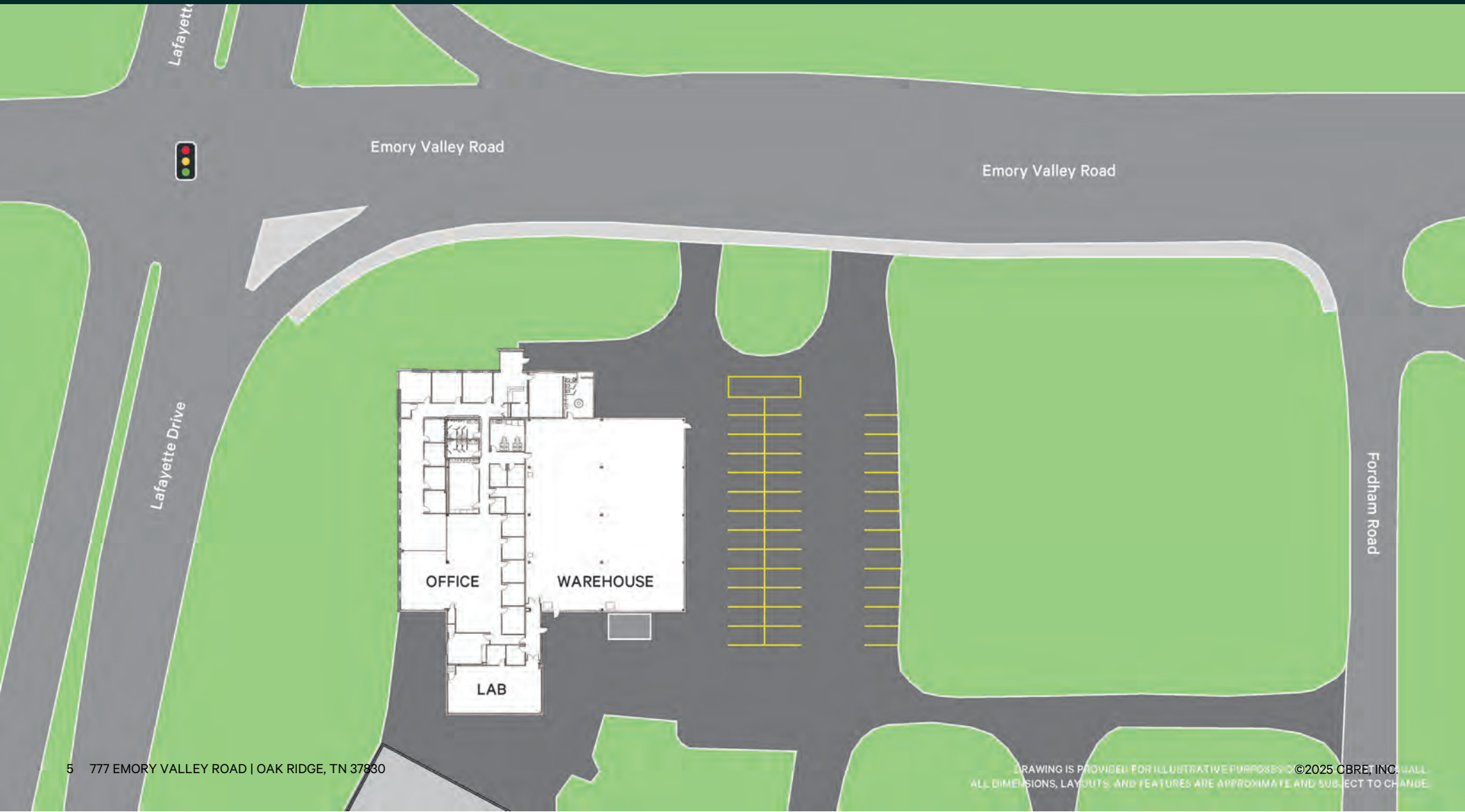
56,700 SF Industrial for Lease
\$6.95 PSF NNN

777 Emory Valley Rd

20,604 SF Industrial/Office for Lease
\$15.00 PSF NNN

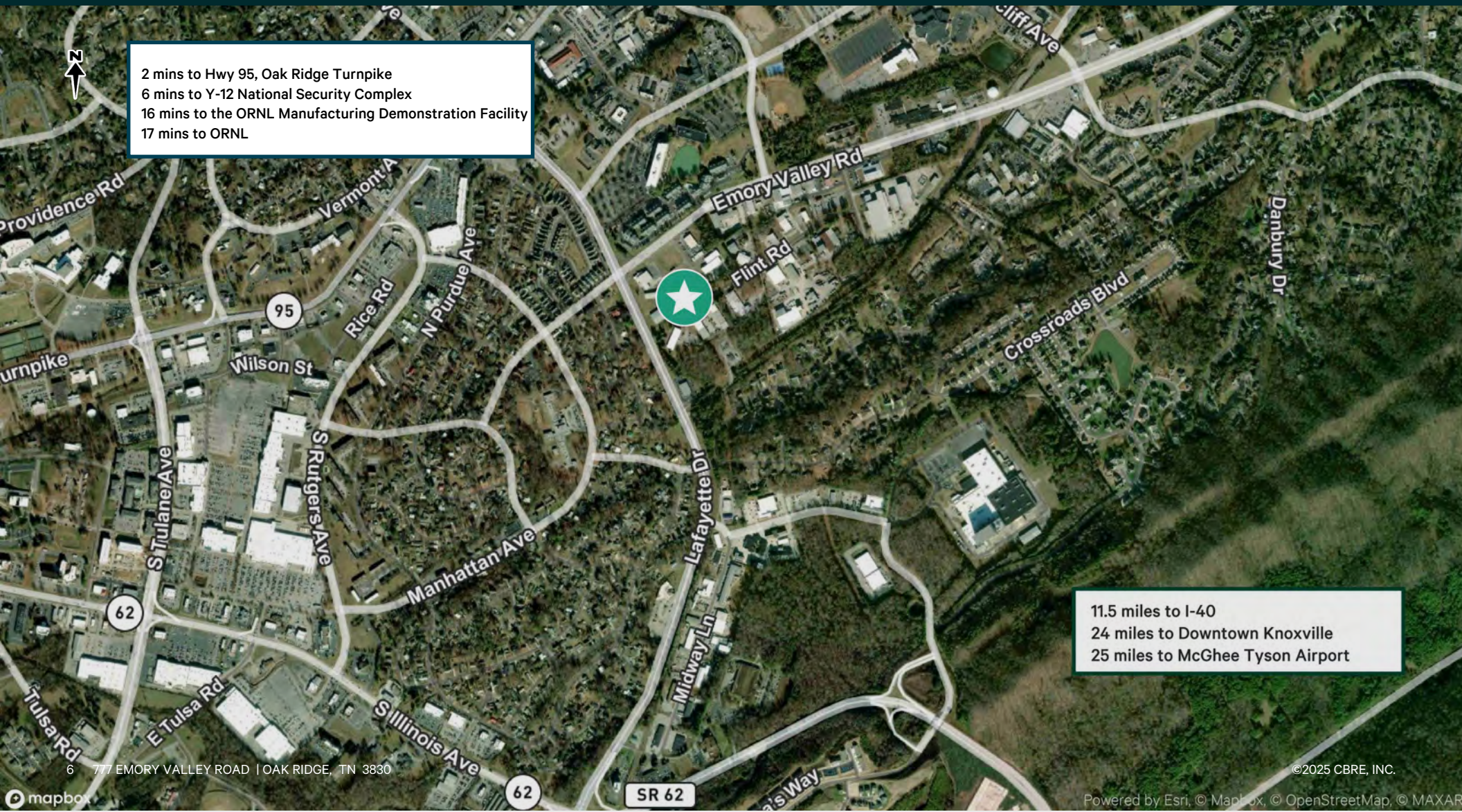
777 EMORY VALLEY ROAD

Site Plan



777 EMORY VALLEY ROAD

Map Overview



2 mins to Hwy 95, Oak Ridge Turnpike
6 mins to Y-12 National Security Complex
16 mins to the ORNL Manufacturing Demonstration Facility
17 mins to ORNL

11.5 miles to I-40
24 miles to Downtown Knoxville
25 miles to McGhee Tyson Airport

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777 EMORY VALLEY ROAD

Demographics

1 MILE

6,253

2024 Population

703

2024 Businesses

\$99,367

2024 Average Household Income

3 MILES

25,482

2024 Population

1,368

2024 Businesses

\$95,043

2024 Average Household Income

5 MILES

37,845

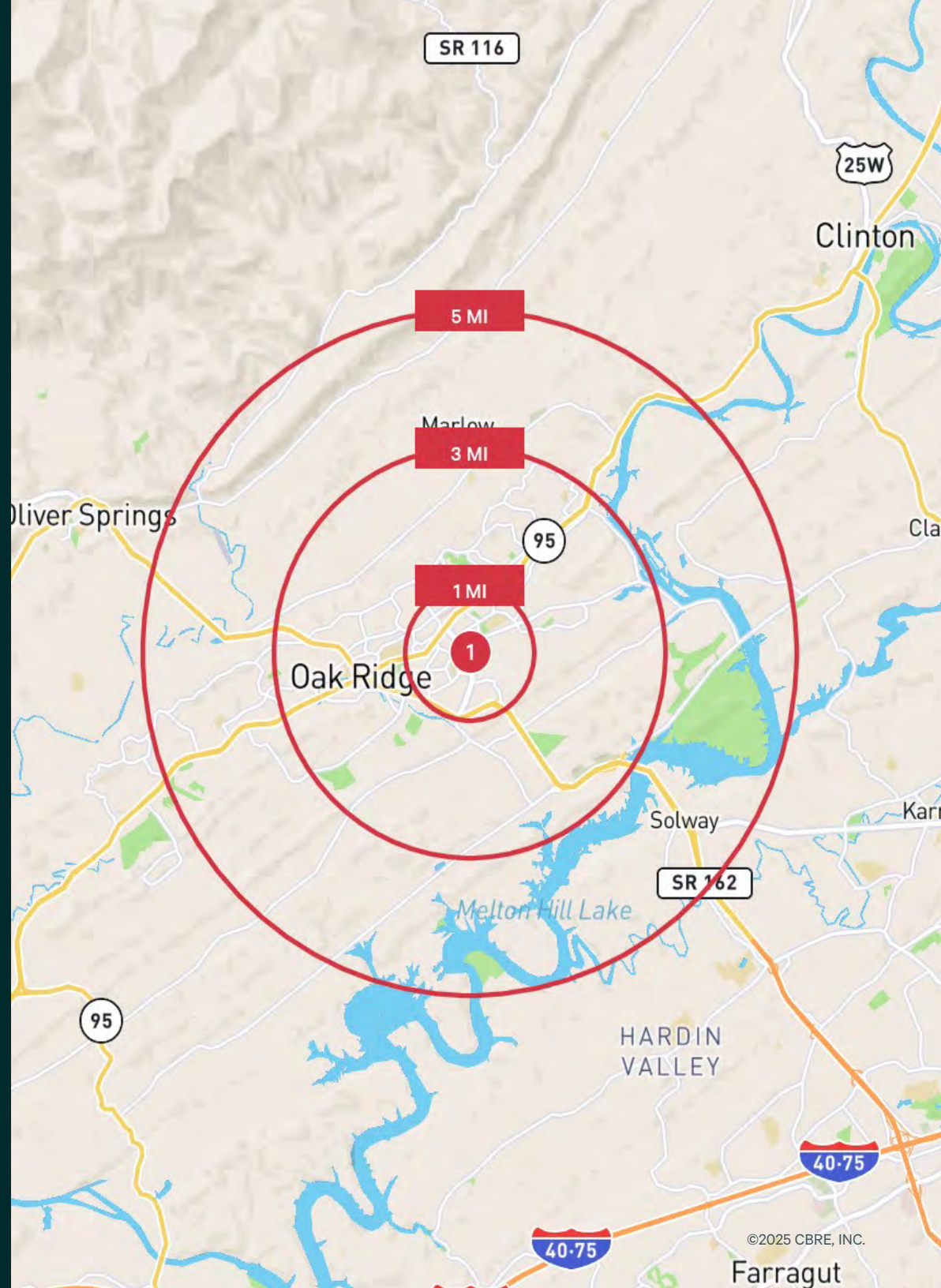
2024 Population

1,623

2024 Businesses

\$99,654

2024 Average Household Income



777 EMORY VALLEY ROAD

Meet the Team



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