



INDUSTRIAL FOR LEASE

**CBRE**

120 Flint Road  
Oak Ridge, TN 37830

# Offering Summary

## Location Information

Street Address	120 Flint 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	56,700 sq ft
Cranes	1 - seven ton
Max - Min Ceiling Height	16' to 26' 3"
Doors	<ul style="list-style-type: none"> <li>(1) 12' w x 14' h drive-in door</li> <li>(4) 14' w x 14' h drive-in doors</li> <li>(2) 23' w x 14' h drive-in doors -partially occupied by dock well</li> <li>(1) 23' w x 16' h drive-in door</li> <li>(1) 16' w x 16' h drive-in door -connects high-bay and low-bay sections</li> <li>(1) dock high door -dock well shares the 23' w x 16' h drive-in door</li> </ul>
Heat	Suspended gas heaters
Lighting	T-8 Lighting
Sprinklers	Wet

## Property Information

Property Type	Industrial
Property Subtype	Warehouse/Manufacturing
Zoning	I - Industrial
Lot Size	1.86 Acres
APN #	100G A 019.00, 020.00
Amenities	<ul style="list-style-type: none"> <li>Heavy Power</li> <li>Crane</li> <li>Large drive-in doors</li> <li>Room to expand loading area</li> </ul>



Lease Rate	\$6.95 PSF NNN
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120 FLINT ROAD

# Property Aerial





# Property Details

This 56,700 SF building is divided into two sections:

**High bay:** 24,300 square feet

- 20' eave height - 26' 3" max height
- 7-ton bridge crane with 40' span and 18.75' under hook
- Drive-thru bay
- 600 amp, 480v, 3-phase power



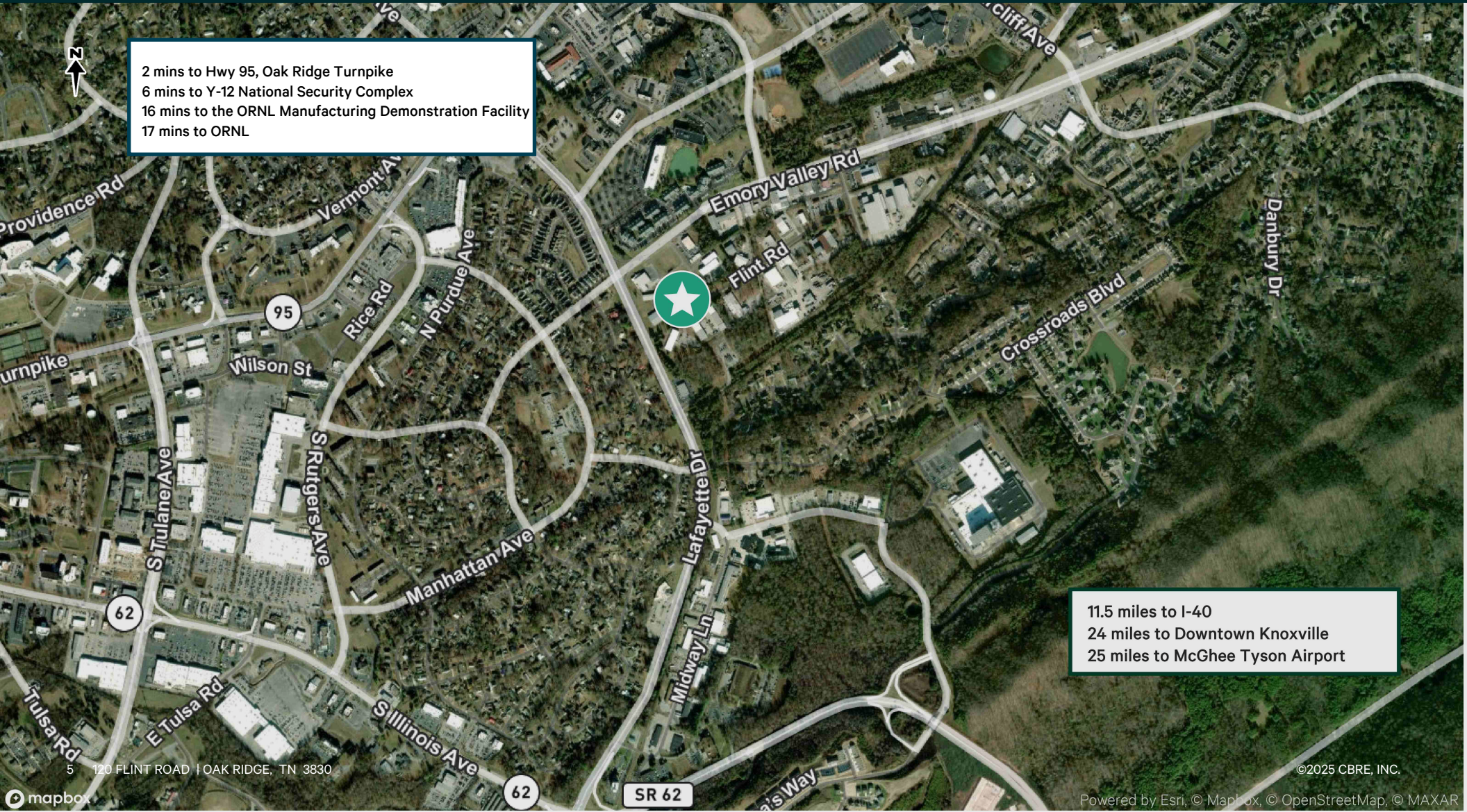
**Low bay:** 32,400 square feet

- Small office
- 2 bathrooms
- 16' eave height
- Clear-span
- 600 amp, 480v, 3 phase power



120 FLINT 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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120 FLINT 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

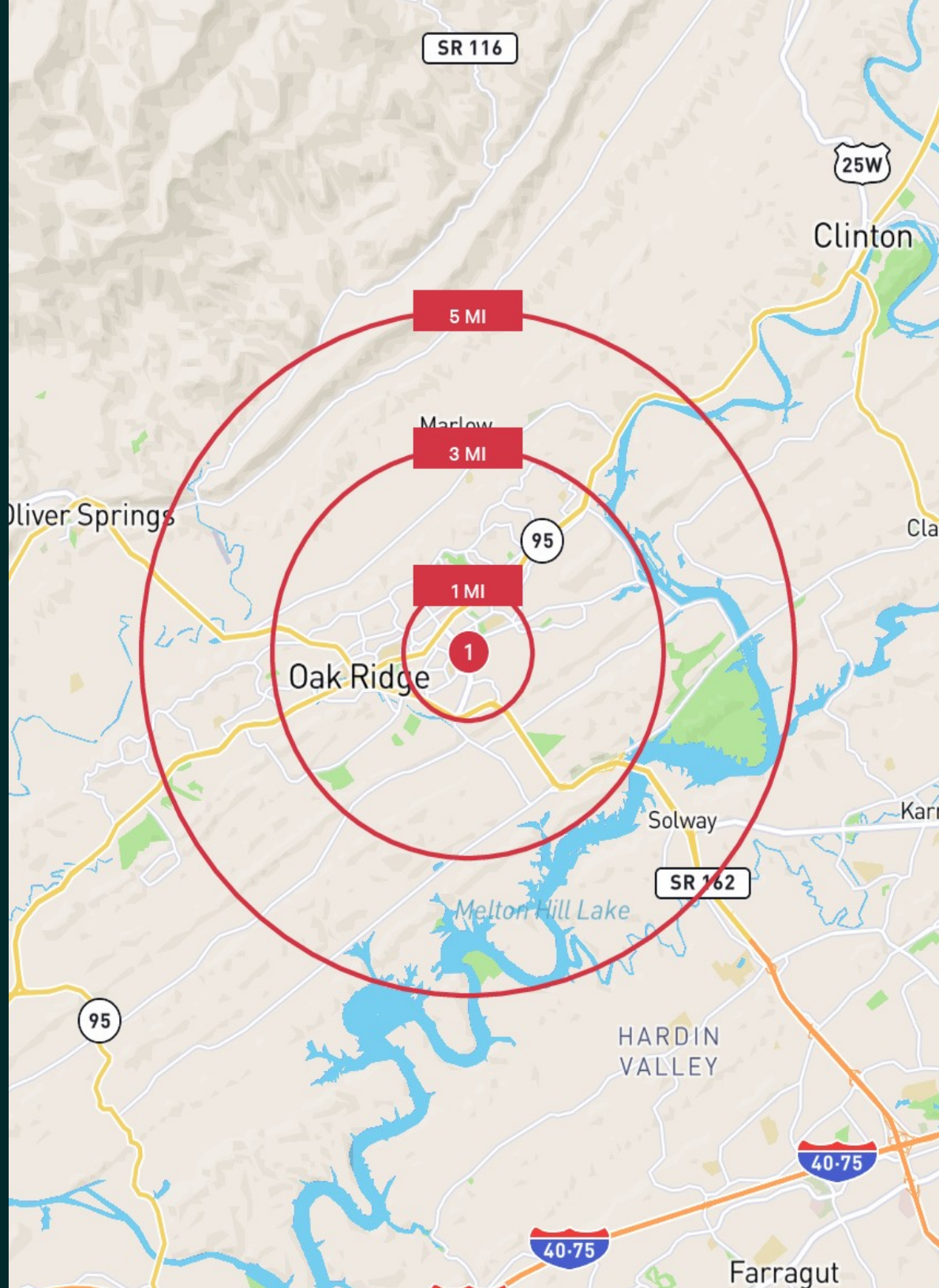
2024 Population

1,623

2024 Businesses

\$99,654

2024 Average Household Income





# Meet the Team



Andrew Wilmoth, SIOR, CCIM

Senior Associate

**Direct:** 865.498.6500 **Cell:** 865.322.2556  
andrew.wilmoth@cbre.com



Brian Tapp SIOR, CCIM

First Vice President

**Direct:** 865.498.6500 **Cell:** 865.719.5703  
brian.tapp@cbre.com