

Multi-Tenant Flex | For Lease

CBRE

# 121 Flint Road Oak Ridge, TN 37830



**MICHAEL  
GRAVES**

# Property Description

121 Flint Road, Oak Ridge, TN 37830

Proposed 30,000 SF industrial building in the Oak Ridge Corridor, located at Lafayette and Flint Road. This building is made for growing or special-use businesses, featuring 24-foot ceilings, hybrid PEMB with partial tilt walls, and a durable, insulated roof to lower energy costs. Reinforced floors and CMU dividing walls allow flexible layouts and extra security. Each space offers two (2) 9' x 10' recessed roll-up dock doors and one (1) 14' x 14' grade-level roll up door (end caps only). Tenants have plenty of parking, with 93 vehicle spaces and 6 truck spaces. Each unit has oversized, 480V, 3-phase power.

This property in the City of Oak Ridge's thriving Oak Ridge Corridor puts tenants at the heart of America's new nuclear innovation center. Benefit from unmatched proximity to DOE Oak Ridge Reservation, Y-12 National Nuclear Security Complex, Oak Ridge National Laboratory, Centrus, UCOR, and Type One Energy, giving your business a strategic advantage. Enjoy added convenience with abundant restaurants, retail, and hotels nearby, providing amenities for both employees and visitors.

## Property Highlights

- + Oak Ridge Address
- + Proximity to Y-12
- + New construction
- + Flexible design

Destination	Miles	Minutes
McGhee Tyson	25	29
Oak Ridge National Laboratory	9.5	18
Y-12 National Security Complex	3.7	11
Downtown Knoxville	24	30

30k

Total SF

2027

Year Built

10k

Min Divisible SF

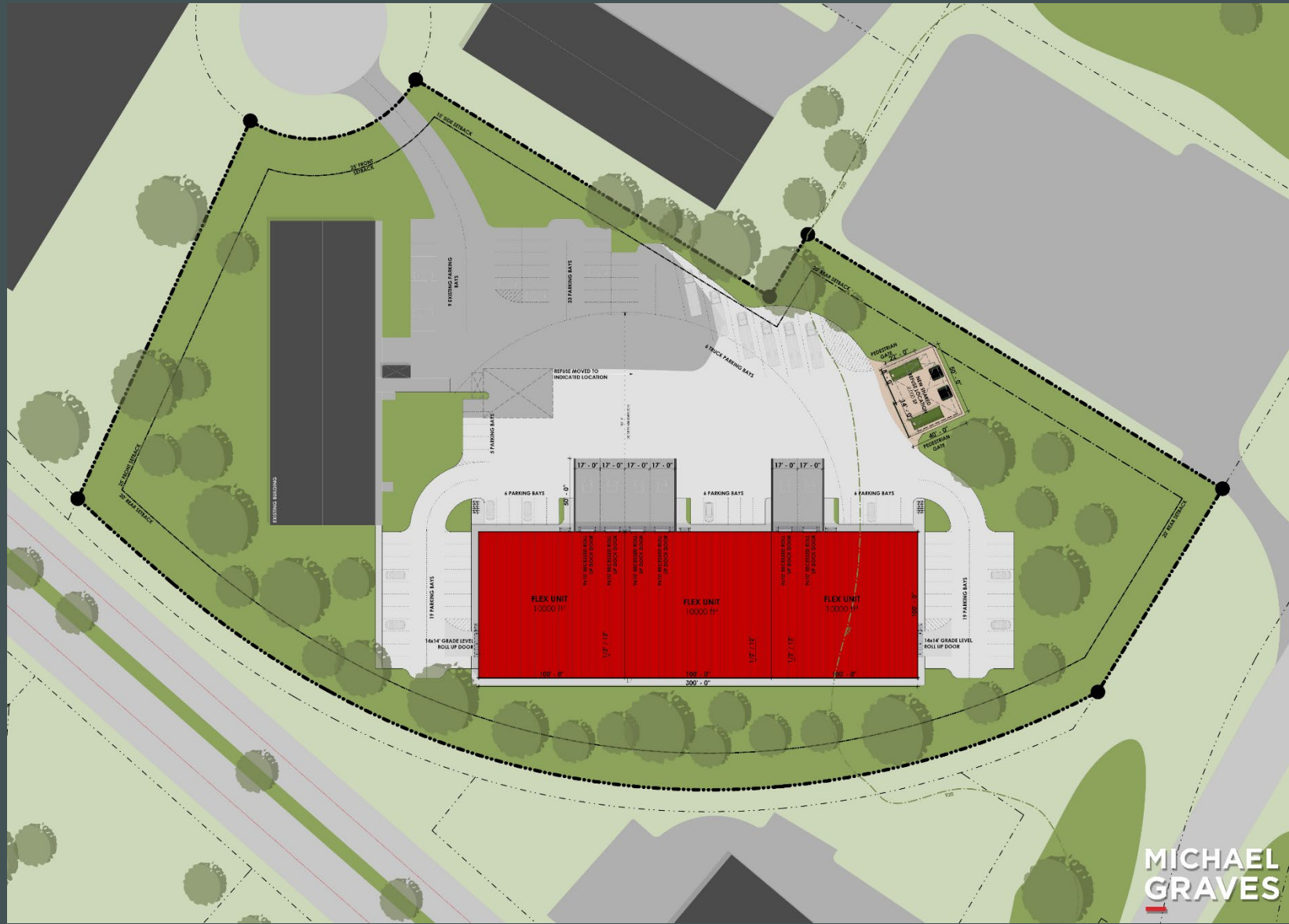
# Building Specifications

121 Flint Road, Oak Ridge, TN 37830

121 Flint Road	Specifications
Date Available	PROPOSED BTS - 2027
Available SF	30,000 SF
Min Divisible SF	10,000 SF
Office SF	2,010 SF (proposed per unit)
Min/Max Clear Ceiling Height	24'
Dock Positions	Six (6) 9' x 10' recessed roll-up dock doors (2 per suite)
Drive-in Doors	Two (2) 14' x 14' grade level roll up door (only end caps)
Car Parking	93
Trailer Parking	6
Truck Court	120' depth
Column Spacing	Clear Span
Floor Thickness	6", 4,000 PSI
Sprinklers	Wet
Power	480v, 3-phase, 400 A per suite (~330 kVA per suite)
Gas	Yes – Oak Ridge Utility District
Water/Sewer	Yes – City of Oak Ridge
Electric	Yes - City of Oak Ridge
Telecommunications	Yes – Comcast Fiber
Land Area	5.07 acres
Zoning	IND - 1

# Site Plan

121 Flint Road, Oak Ridge, TN 37830



**MICHAEL  
GRAVES**

# Floor Plan

121 Flint Road, Oak Ridge, TN 37830



**MICHAEL GRAVES**

# Oak Ridge Corridor

121 Flint Road, Oak Ridge, TN 37830



## EDUCATION

- 1 TCAT – Harriman
- 2 Oak Ridge Associated Universities
- 3 Roane State Community College
- 4 Pellissippi State Community College
- 5 TCAT – Knoxville
- 6 University of Tennessee Knoxville

## NUCLEAR MEDICINE

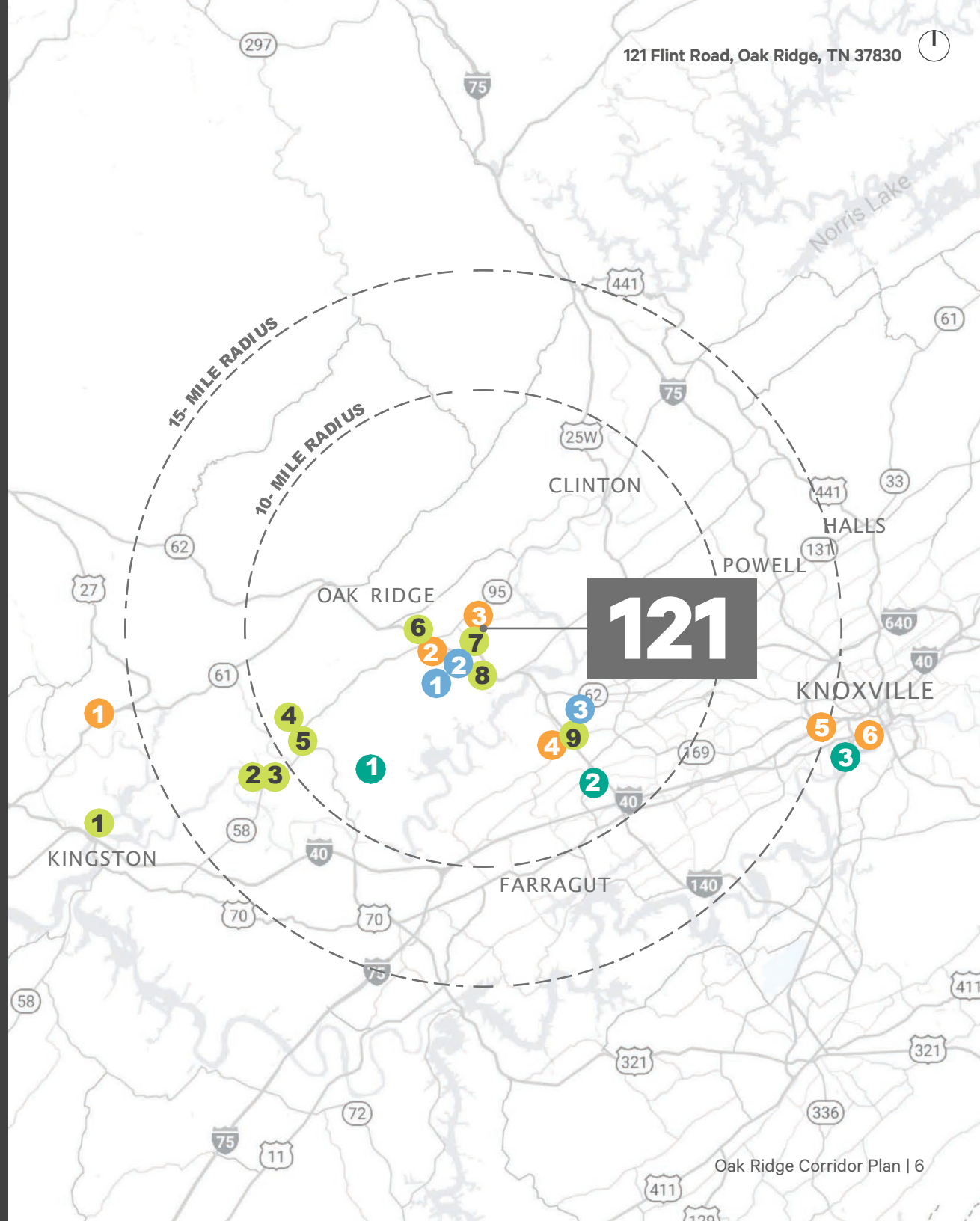
- 1 Oak Ridge National Laboratory
- 2 Siemens Healthcare
- 3 University of Tennessee Medical Center

## NEW NUCLEAR

- 1 Tennessee Valley Authority
- 2 NANO Nuclear Energy and LIS Tech Inc.
- 3 Standard Nuclear
- 4 Triso-X
- 5 ORANO
- 6 Kairos
- 7 Centrus Energy
- 8 BWXT
- 9 Type One Energy Group

## FEDERAL

- 1 Y-12 National Security Complex
- 2 UCOR
- 3 Manufacturing Demonstration Facility



# Demographics & Contact

Demographics	1 mile	3 miles	5 miles
2025 Population – Current Year Estimate	6,573	26,052	38,063
2025 Households – Current Year Estimate	2,960	11,594	16,327
2025 Employees	12,187	29,949	31,813
2025 Businesses	662	1,394	1,605
2025 Average Household Income	\$91,505	\$87,675	\$92,321



**Brian Tapp, SIOR, CCIM**

Senior Vice President  
Office 865-498-6500  
Mobile 865-719-5703  
[brian.tapp@cbre.com](mailto:brian.tapp@cbre.com)



**Andrew Wilmoth, SIOR, CCIM**

Vice President  
Office 865-498-6500  
Mobile 865-322-2556  
[andrew.wilmoth@cbre.com](mailto:andrew.wilmoth@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.