

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, tilt-up concrete/PEMB 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' dock doors and large, 16' x 16' grade-level doors (end caps only). Tenants have plenty of parking, with 93 vehicle spaces and 6 truck spaces. Each unit has oversized, 400 amp, 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 Airport	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

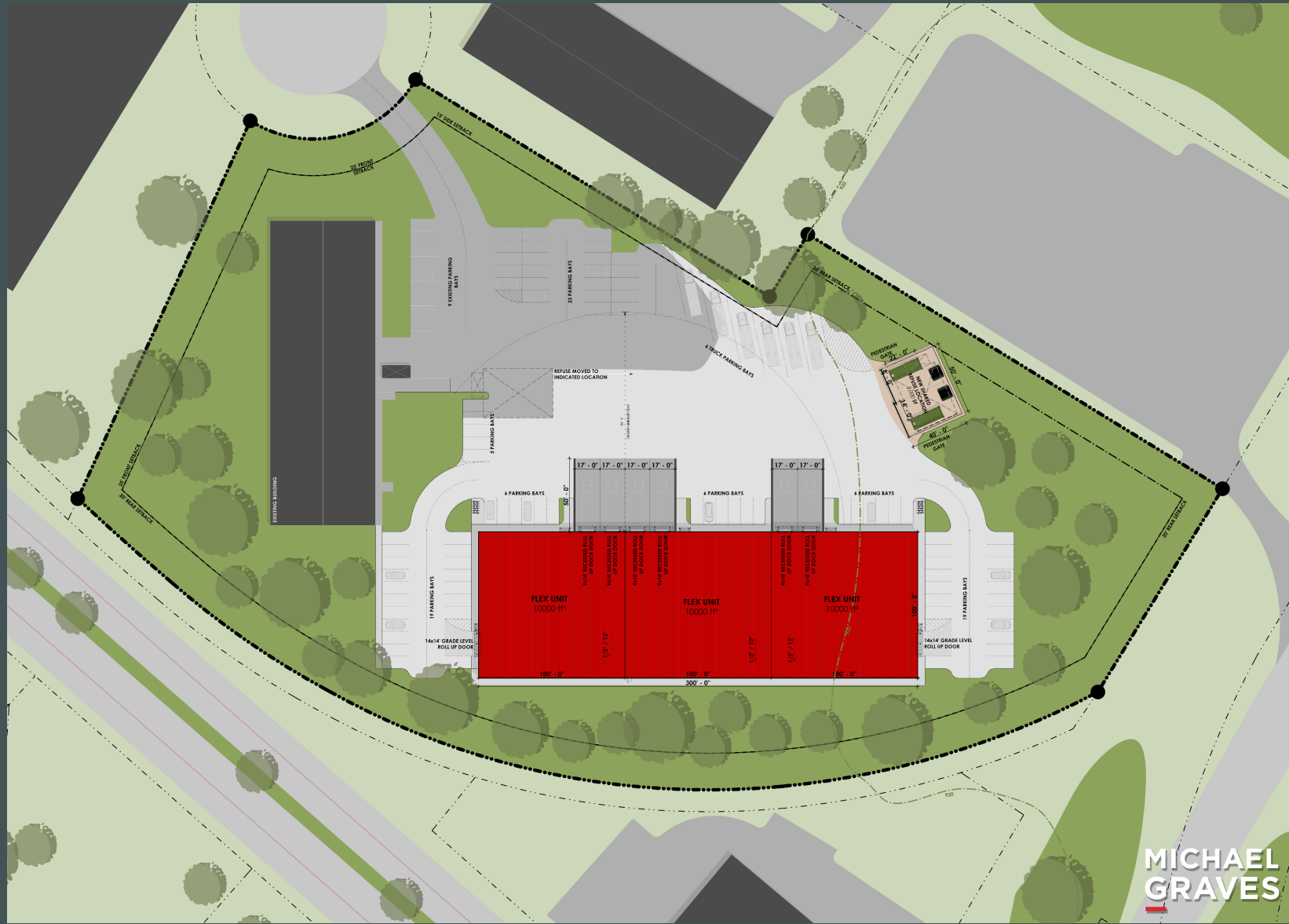
Year Built

10k

Min Divisible SF

Site Plan

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Floor Plan

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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

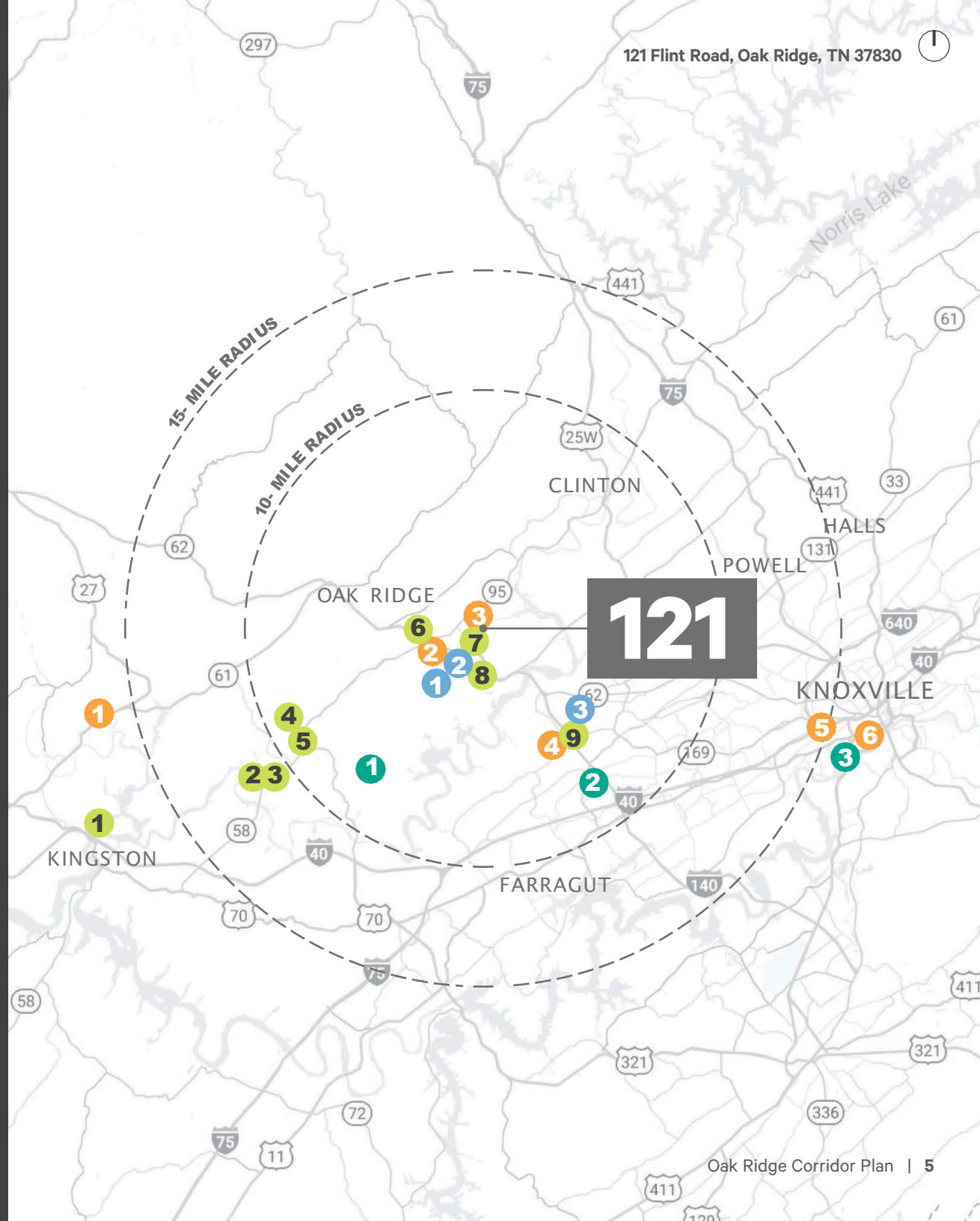
- 1 Oak Ridge National Laboratory
- 2 Siemens Healthcare
- 3 University of Tennessee Medical Center

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



Contact Us



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