



PELLISSIPPI PLACE

RESEARCH AND DEVELOPMENT PARK



LOCATION
Pellissippi Place
Alcoa, TN



SITE ACREAGE
450 acres
(220 graded)



ZONING

- Research + Development
- Light Manufacturing
- Mixed-use
- Residential
- Commercial



LAND COST
\$250,000
per acre



ELECTRIC
City of Alcoa, 13 kV
circuit from substation
69 kV line, underground
distribution; 5MW
available; future
substation planned



WATER
City of Alcoa, 12-inch line;
110 psi; Advanced Micro-
filtration System, 6 MGD
available, 16MGD designed



SEWER
City of Alcoa, 12-inch line;
14 MGD (Summer),
17 MGD (Winter),
43 MGD Peak Flow Rate



GAS
Atmos Energy, 4-inch line,
80 psi



FIBER
AT&T
Spectrum



SITE COVENANTS
Design guidelines
restrictive covenants
zoning



BUILDING REQUIREMENTS
LEED-certified building
requirement; minimum of
40% of the building floor
space is dedicated to
laboratory use or where a
minimum of 60% of the
employees are conducting
advanced technology
research and development
activities



NEAREST AIRPORT
Knoxville McGheeTyson
airport (TYS); 5.5 miles



NEAREST INTERSTATE
I-140 (0.7 miles)



Please scan for
more information at
PellissippiPlace.com

WHERE TRADITION

Pellissippi Place is a mixed-use community in East Tennessee with a business focus on technology research and development and commercialization. It is a collaborative effort of four local governments that seek to further research and development innovations in the Oak Ridge Technology Corridor.

MEETS INNOVATION



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GREATER **SMOKIES** REGION