

For Lease

Flex Facility

9,351 SF



117-119 Union Valley Rd

117 Union Valley Rd
Oak Ridge, Tennessee 37830

Property Highlights

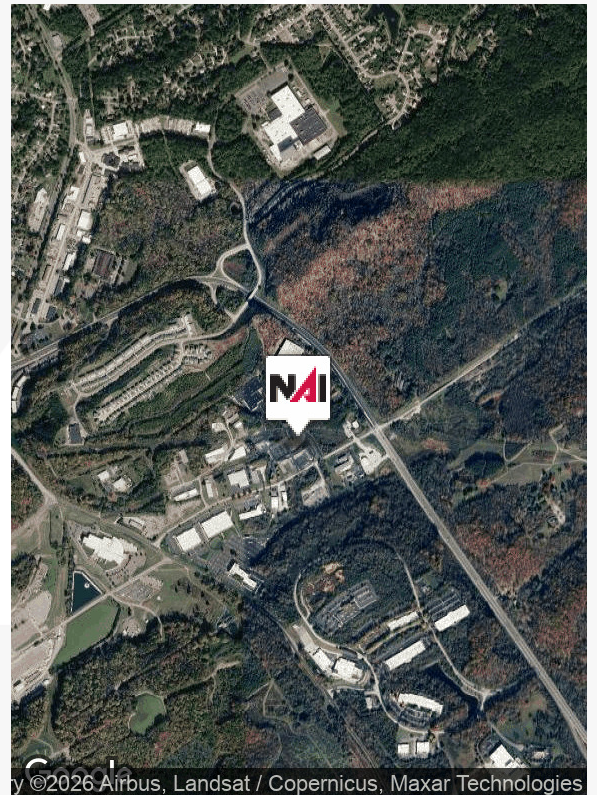
- 9,351 SF flex building with 8' x 8' grade level door
- Fully climate controlled
- Zoned IND-2
- Clear height in large room is 10' - 13'
- Break area and 3 restrooms
- Parking for up to 48 vehicles
- \$15.27 per SF Modified Gross

Property Description

Excellent for conference/training facilities, R&D, light assembly, office and collaborative work areas, product testing, service center, etc.

3/4 Mi to the entrance to Y-12 National Security Complex.

Department of Human Services is a co-tenant in this building.



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For more information

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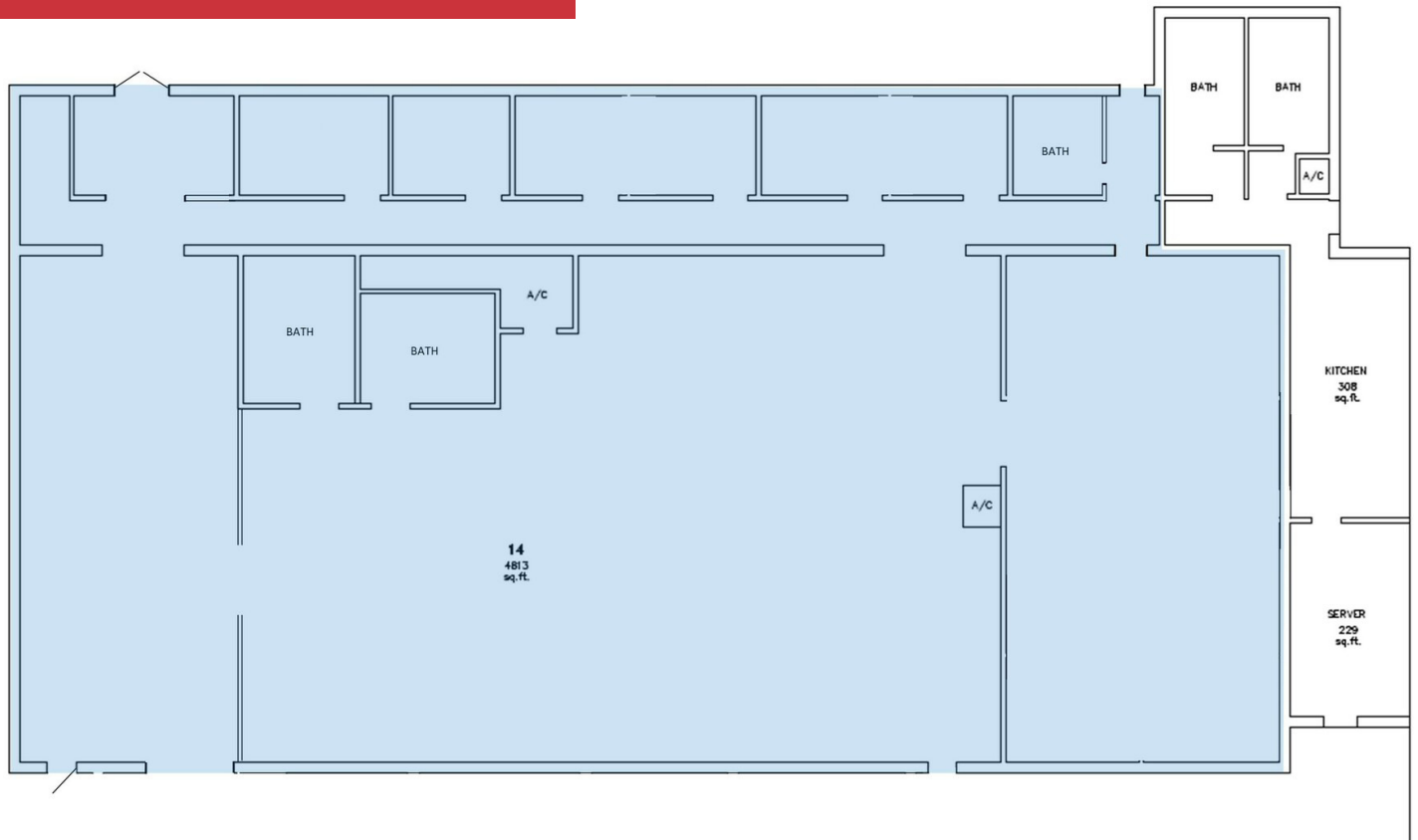




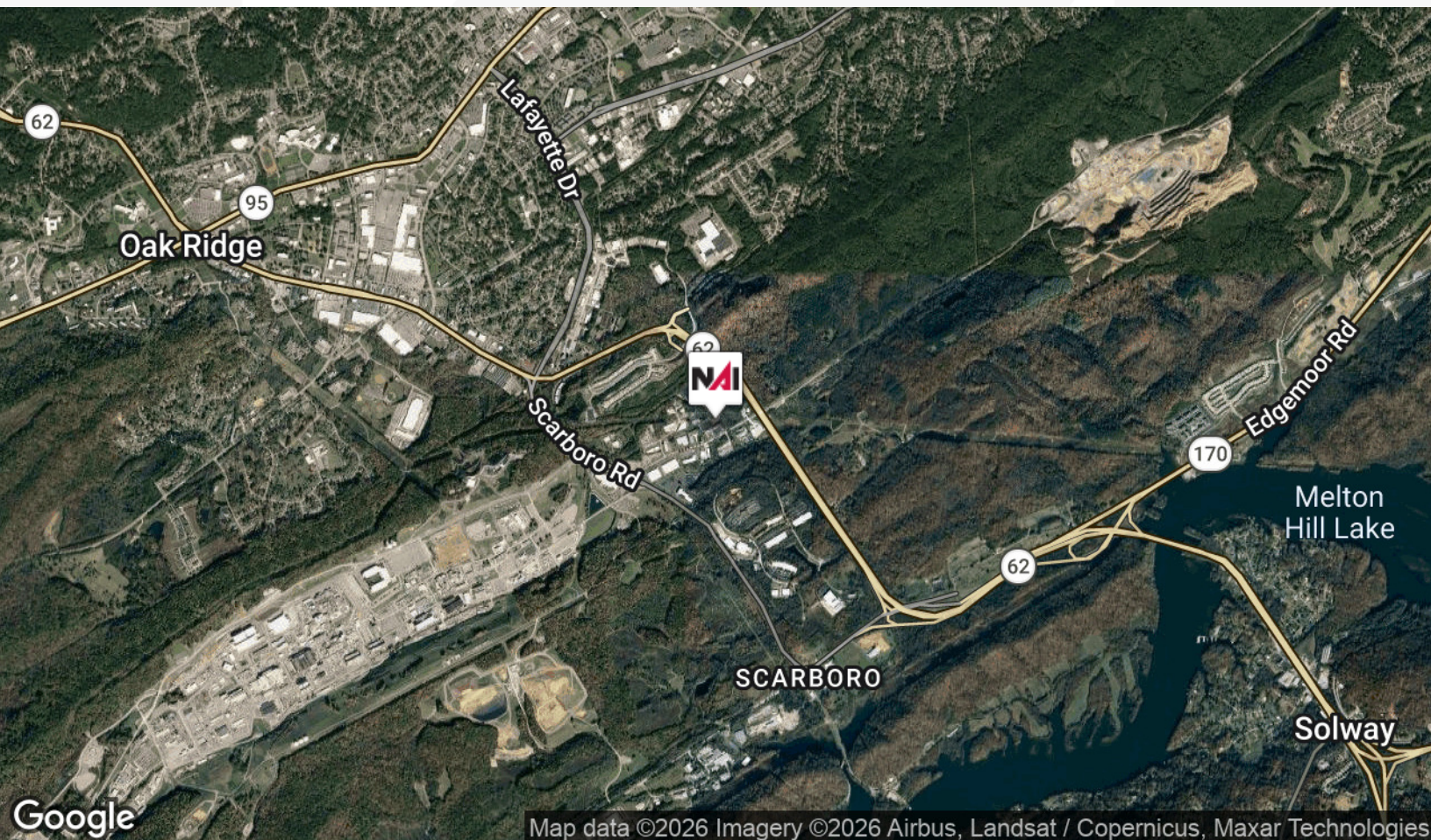
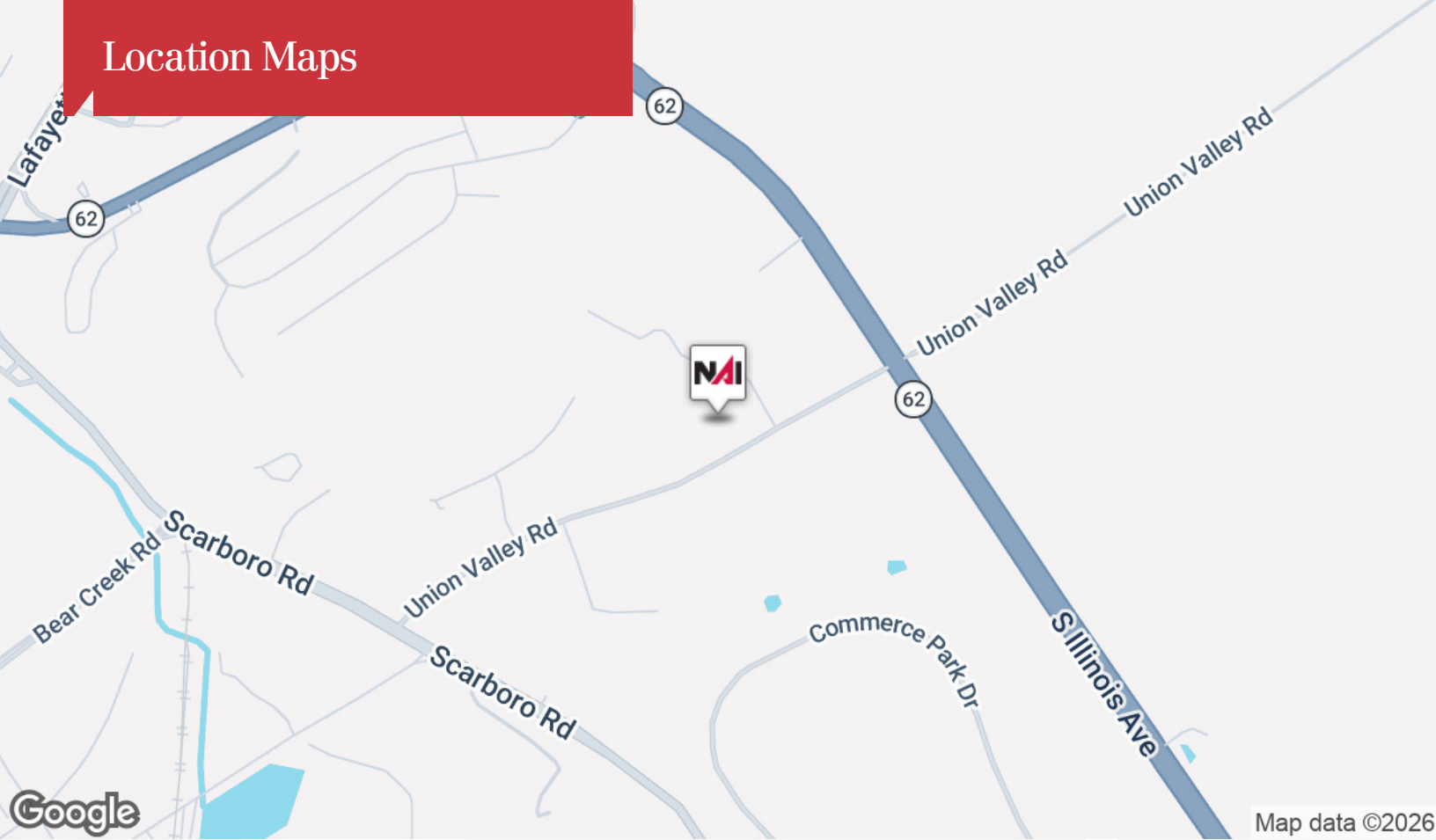
Additional Photos



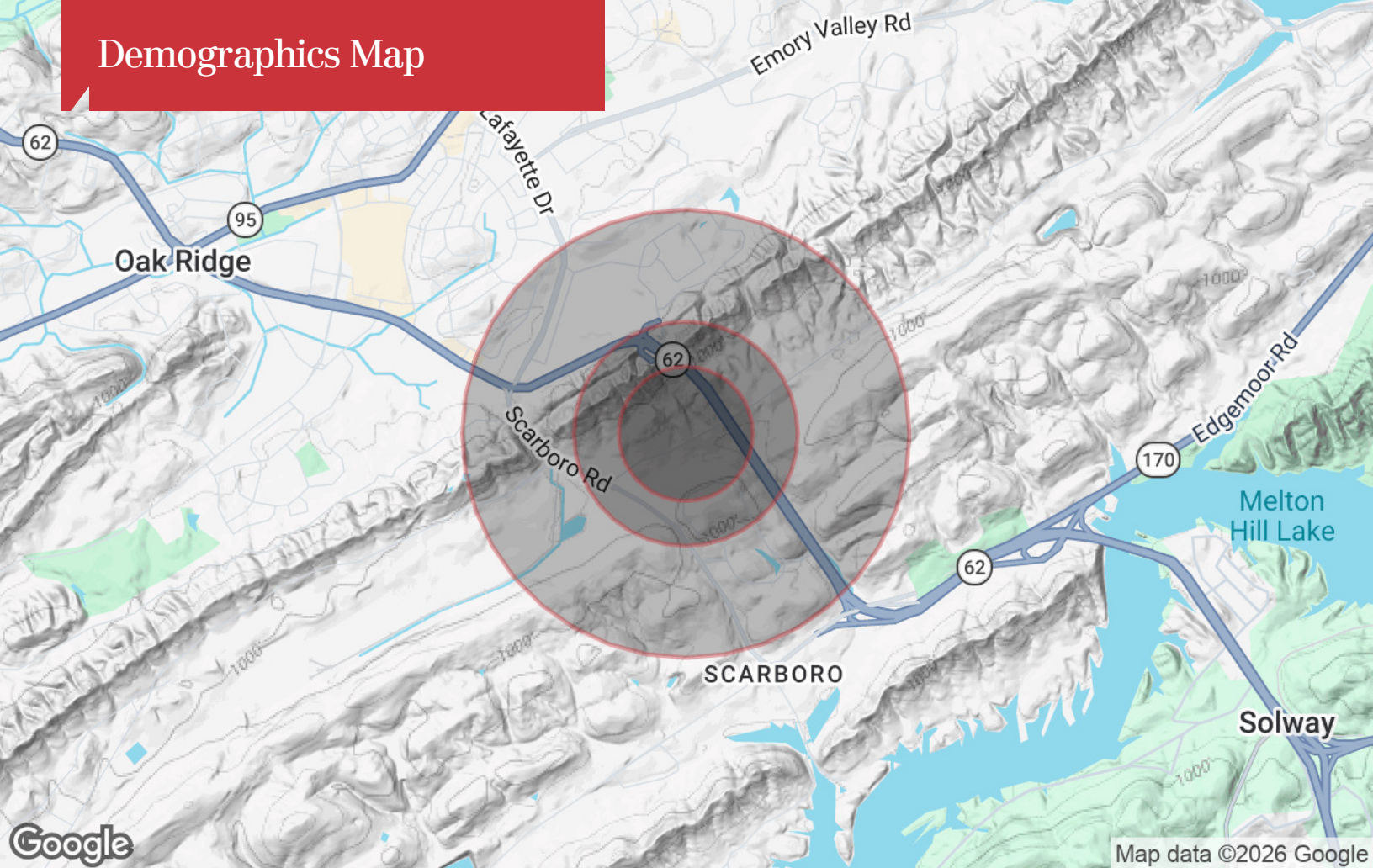
Floor Plan / Site Plan



Location Maps



Demographics Map



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	1	75	947
MEDIAN AGE	44	44	42
MEDIAN AGE (MALE)	43	43	40
MEDIAN AGE (FEMALE)	45	45	43

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	1	32	403
# OF PERSONS PER HH	1	2.3	2.3
AVERAGE HH INCOME	\$148,729	\$148,729	\$109,557
AVERAGE HOUSE VALUE	\$466,807	\$466,807	\$375,223

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	100.0%	85.9%	81.7%
% BLACK	0.0%	5.6%	5.9%
% ASIAN	0.0%	7.1%	5.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.0%	0.7%
% OTHER	0.0%	1.4%	6.5%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	0.0%	4.0%	13.1%

* Demographic data derived from 2020 ACS - US Census