

Commerce Park I

Pembroke Road & Krustez Way Hopkinsville, KY

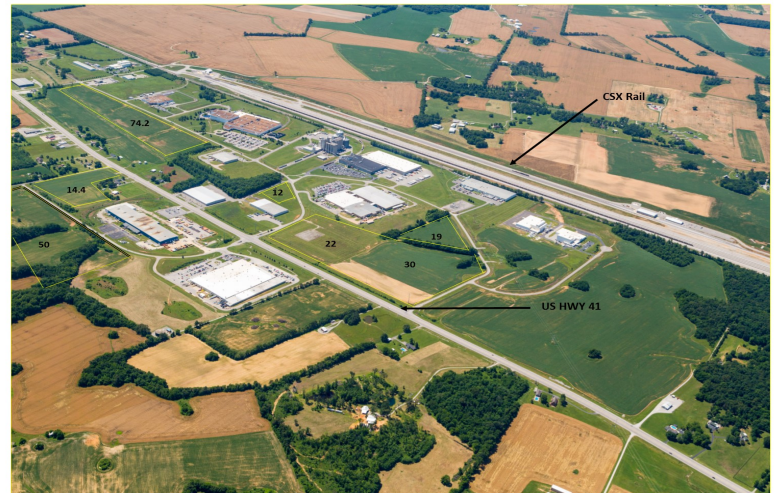
(87° 23' 41.76" N / 36° 48' 19.472" W)

In order to meet your project needs, Christian County, Kentucky offers Commerce Park I consisting of 221 prime acres with access to CSX rail and a population base of 463,000 within a 40-mile radius. Come be a part of a strong manufacturing community that provides a highly skilled workforce for your company! Price per acre \$30,000.

Site Attributes

- ✓ 221 available acres
- ✓ Optioned by Hopkinsville Industrial Foundation
- ✓ Zoned Heavy Industrial
- ✓ Gently rolling topography from 660' to 720'
- ✓ 6-inch gas line to site
- ✓ 12-inch water line to site
- ✓ 12-inch sewer line to site
- ✓ 3-Phase available at site
- ✓ Phase I Environmental Report, Geotechnical Report and Archaeological Report Available

Commerce Park I



Site Access

- ◆ Located on US highway 41A (four lane)
- ◆ 9 miles to I-24 (via US Highway 41A) , 7 miles to I-169
- ◆ 1 Hour to Nashville International Airport
- ◆ 50 miles to Eddyville Riverport
- ◆ Population Base of 463,000 within a 40-mile radius
- ◆ 6,000 Manufacturing Employees in #SWKGO!
- ◆ 4,700 Agribusiness Employees in #SWKGO!
- ◆ Technically Skilled Workforce from Fort Campbell Army
- ◆ Base 400-600 Soliders Out-Processed each Month
- ◆ Labor Force within 40 miles - 186,250
- ◆ Within 40 miles of 4 Major Universities
- ◆ Within 30 miles of 4 Community & Technical College
- ◆ CSX Mainline Rail
- ◆ TVA Power - 99.999% Reliable Electricity
- ◆ 50 Manufacturing Businesses in #SWKGO!
- ◆ 16 International Companies call #SWKGO! Home
- ◆ Part of a 291,000 MSA
- ◆ Within 250 miles of major markets!

