




Interstate Business Park

489 International Drive - Cadiz, Kentucky

(36° 52' 53.962"N 87° 44' 58.478"W)

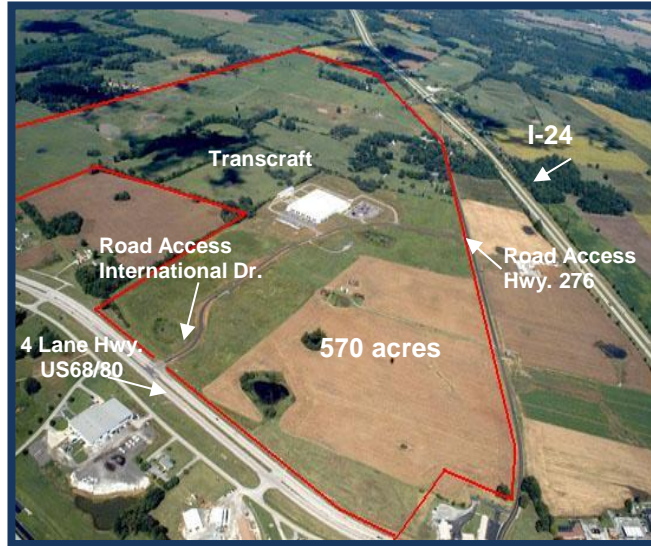
In order to meet your project needs, Trigg County, Kentucky offers the Cadiz-Trigg County Interstate  Business Park consisting of 570 prime acres within one mile of I-24 and a population base of 463,000 within a 40-mile radius. Price per acre with all utilities in place: \$20,000 per acre.

Site Attributes

- * 570 total acres available
- * 120.5 acres zoned industrial & owned by Cadiz-Trigg County Industrial Authority
- * 471.8 acres optioned by Trigg County Industrial Authority
- * Gently rolling topography from 510' to 530'
- * 4-inch gas line to site
- * 10-inch water line to site
- * 8-inch sewer line to site
- * Three-phase underground
- * Phase 1 Environmental Report available
- * Technically skilled workforce

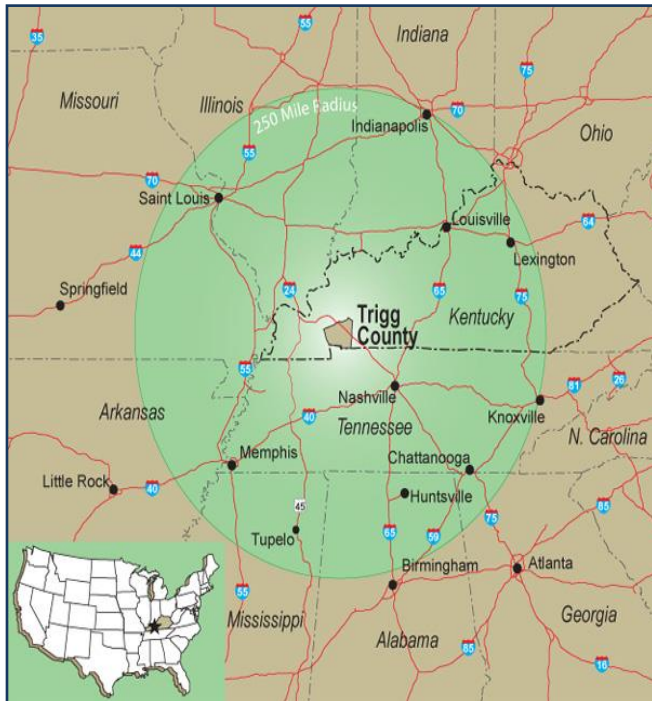


15 acre pad ready site available for a 100,000 sq. ft. facility- KY Build Ready Certified!



Certified "KY Work Ready Community"


Site Access



- * Adjacent to US HWY. 68/80(four lane)
- * Within 1 mile of Interstate 24
- * 93 miles to Nashville International Airport
- * 17 miles to Eddyville Riverport
- * Population base of 463,000 within a 40-mile radius
- * Labor force base of 202,745 within a 40-mile radius
- * Ft. Campbell Military Base: 400-600 soldiers out-processed each month
- * **Within 250 miles of major markets:**

Chattanooga, TN	Louisville, KY
Huntsville, AL	Memphis, TN
Indianapolis, IN	Nashville, TN
Knoxville, TN	St. Louis, MO
Lexington, KY	Tupelo, MS
- * **Part of a 291,000 MSA**
- * Within 40 miles of 2 universities and 2 community college campuses



Mark Lindsey, Executive Director
 South Western Kentucky Economic Development Council
 2800 Fort Campbell Boulevard / Hopkinsville, KY 42240
 O: (270) 885-1499 / C: (270) 839-0310
 mlindsey@southwesternky.com
 @SWKEDC / www.southwesternky.com



