

**Brymak Building**  
**Commerce Industrial Park**  
 6850 John Rivers Road  
 Hopkinsville, Kentucky 42240  
 36 47'25.19"N / 87 22'42.66"W

In order to meet your project needs, Christian County, Kentucky offers a 10,000 sq. ft. building located in Commerce Industrial Park in Hopkinsville, Kentucky. It is located on 5 acres with a population base of 470,494 within a 40 mile radius.

## Building Attributes

- ✓ 8,000 sq. ft. manufacturing space
- ✓ 2,000 sq. ft. of office space
- ✓ Ownership: Private
- ✓ Constructed in 1998
- ✓ Type of Construction: Metal
- ✓ Zoned Industrial
- ✓ Primary Use : Warehouse
- ✓ Ceiling Height: 40 Ft.
- ✓ Floor Thickness: 8 inches
- ✓ 2 Outside Truck Docks w/ ramps
- ✓ 1 Drive-in Truck Door
- ✓ Asphalt Parking Spaces: 28 Spaces
- ✓ 6-inch gas line to site
- ✓ 12-inch water line to site
- ✓ 8-inch sewer line to site
- ✓ Three Phase electric to site / Served by Pennyrite Electric
- ✓ Sale / Lease would be considered



## Site Access



- ◆ Located on US highway 41A (four lane)
- ◆ 9 miles to I-24 (via US Highway 41A)
- ◆ One hour to Nashville International Airport
- ◆ 35 miles to Eddyville Riverport
- ◆ Population base of 470,494 within a 40-mile radius
- ◆ Labor force base of 205,532 within a 40-mile radius
- ◆ Technically skilled workforce from Fort Campbell
- ◆ Within 40 miles of 2 universities and 2 community college campuses
- ◆ Part of a 289,000 MSA
- ◆ 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



Data Source: Buxton Analytics 2012