



Pad Ready Spec Site
 Pembroke Road & Frank Yost Lane
 Hopkinsville, KY 42240
 (36° 48' 06.69" N / 87° 23' 28.54" W)

In order to meet your project needs, Christian County, Kentucky offers the 250 x 800 sq. ft. Pad Read Spec Site in Commerce Industrial Park on 22 acres. The site is prepared for a 200,000 sq. ft. building. The estimated time savings for construction on a pad ready site over a greenfield site is 5- 7 months. Price for the pad ready site: \$800,000.

Site Attributes

- ✓ 250 x 800 sq. ft. site - On 22 Acres
- ✓ Property prepared for 200,000 sq. ft. building
- ✓ Owned 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
- ✓ 8-inch sewer line to site
- ✓ Three Phase Electric to site
- ✓ Phase I Environmental Report, Geotechnical Report, Aerial Photography & Drone Footage Available
- ✓ Grade and draining completed for parking
- ✓ Retention basin and draining completed
- ✓ Driveway for trucks completed
- ✓ Estimated building construction time: 7 months



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!

