

# Guthrie Rail Park - Todd County, KY

## U.S. 79 - Guthrie Rail Park

(Latitude: 36.667351 Longitude: -87.175228)

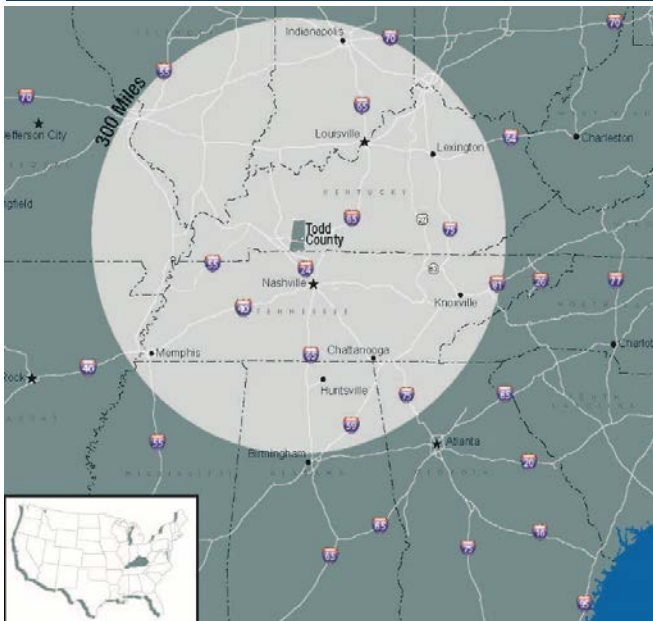
In order to meet your project needs, the Guthrie Rail Park located in Todd County, Kentucky offers 550 acres of prime industrial real estate to meet your projects needs. CSX Mainline runs along western boundary of property. There is a population base of 742,628 within a 40-mile radius.

### SITE ATTRIBUTES

- \* 550 total acres
- \* 550 acres zoned industrial
- \* Optioned by Todd County Industrial Authority
- \* Gently rolling topography
- \* Gas available
- \* 8-inch water line to site
- \* Sewer available
- \* Electricity available (Redundant)
- \* Phase 1 Environmental Report available
- \* CSX Mainline runs along western boundary
- \* Technically skilled workforce
- \* **Certified "KY Work Ready In-Progress Community"**



### SITE ACCESS



- \* Immediate access to US Highway 79
- \* Within 8 miles of Interstate 24
- \* 65 miles to Nashville International Airport
- \* Eddyville Riverport 60 miles
- \* Population base of 742,628 within a 40-mile radius
- \* Labor force base of 316,203 within a 40-mile radius
- \* 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
- \* Within 40 miles of 2 universities and 2 community college campuses

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