

Pad Ready Spec Site

Pembroke Road & Frank Yost Lane Hopkinsville, KY

(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 sf 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.

Site Attributes

- ✓ 250 x 800 sf site - On 22 Acres
- ✓ Property prepared for 200,000 sf 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



- ◆ 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)
- ◆ 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:

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| 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