

COMMERCE PARK - 100,000 SF SPEC BUILDING



100,000
SF



EXTERIOR RENDERING



EXPANSION FOOTPRINT



SITE FOOTPRINT



This 100,000 SF Shell/Production building has several features that make it ideal for a variety of uses. The location and design of this facility make it a viable location for Advanced Manufacturing, Distribution, Aerospace and Defense, Agriculture Manufacturing, Corporate Headquarters and many other uses. The site can be expanded up to 200,000 SF given you growth opportunity! Located in an established industrial park featuring many local and international companies this building provides a great business environment in a pro-business community in Hopkinsville-Christian County, Kentucky.

KENTUCKY BUILD READY **Frank Yost Lane | Hopkinsville, KY 42240**

SITE SPECIFICATIONS

- » **Location**
 Located in Commerce Park in Hopkinsville-Christian County, KY. 86% of US Population is within a day's drive and within 250 miles of major markets.
- » **Access**
 Immediate access to four lane highway US 41 that provides connection to I-24(9miles) and I-169 (7 miles). CSX Mainline is .5 miles from site and 65 miles from Nashville International Airport.
- » **Workforce**
 Over 463,000 labor force within 40 miles. Access to Ft. Campbell Military with 400-600 soliders each month exiting the military into our workforce with a high skill set. Local and regional educational and workforce partners available for your training needs. Over 200 universities and colleges within 200 miles.
- » **Features**
 Located in a Right to Work State. Aggressive and Customized Incentives available. Part of the TVA Valley (Tennessee Valley Authority) providing 99.999% reliable electricity. Home to over 21 International Companies.

BUILDING SPECIFICATIONS

- » **KY Build Ready Site**
- » Available size: **100,000 SF**
- » Expansion size: **200,000 SF**
- » Site Size: **22 Acres**
- » Located in **Established Industrial Park**
- » **Controlled Options** in Place
- » Zoned: **Heavy Industrial I-2**
- » Construction: **Pre-Engineered Metal Building**
- » **All Dues Diligence Completed** on property
- » Utilities at site - **Redundant Power**
- » **Ceiling Height: 38' Eave**
- » **Column Spacing: 30' X 80'**
- » **Floor: 240' X 420'**
- » **Dock Doors: 2 Completed / 10 additional positions**
- » **Office and Parking:** Built to client needs



COMMERCE PARK

100,000 SF Spec Building

UTILITY INFRASTRUCTURE

Electricity Provider: Pennyrile Rural Electric Cooperative
 Power Location On Site
 Miles to Transmission Line On Site
 Substation Location Pembroke Road 0.5 miles
 & Commerce Park 0.5 miles - Redundant Power

Natural Gas Provider: Atmos Energy
 Gas Main Size 6" / 175 psi
 Miles to Gas Main On Site

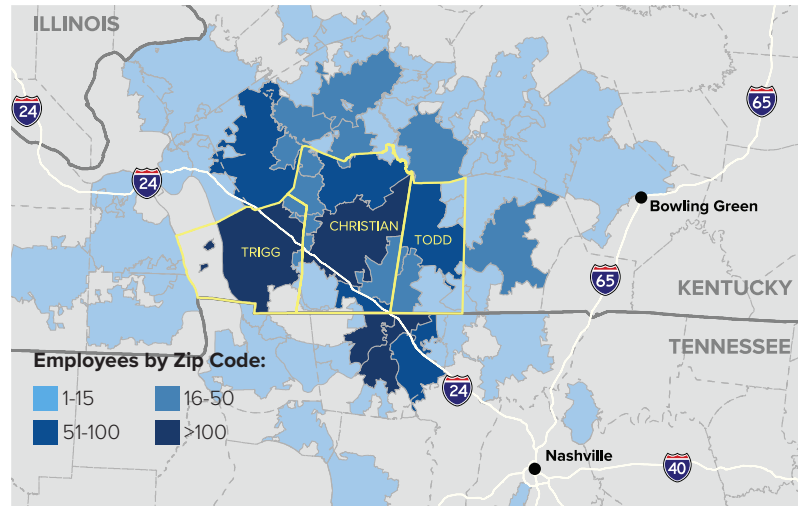
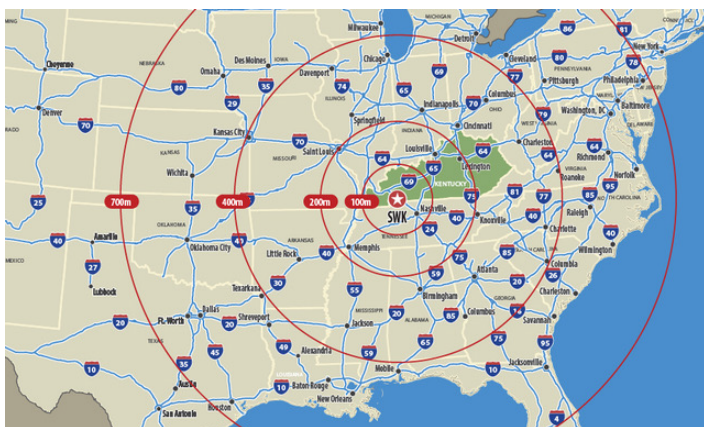
Water Provider: Hopkinsville Water Environment Authority (HWEA)
 Water Main Size 12"
 Total Capacity 1 MGD
 Excess Capacity 0.793 MGD
 Water Main Location On Site

Sewer Provider: Hopkinsville Water Environment Authority (HWEA)
 Sewer Main Size 12"
 Total Capacity 0.685 MGD
 Excess Capacity 0.479 MGD
 Sewer Main Location On Site

Telecom Provider: HES/Energy Net (Hopkinsville Electric Service/Energy Net Internet Services)

TRANSPORTATION

Distance to I-24 9 miles
 Distance to I-169 6 miles
 Rail Served/Provider CSX Mainline Rail .5 miles
 US HWY. 41 - Four Lane Immediate Access
 US68/80 - Four Lane 4 miles



Employees drive over an hour from each direction to work in our region.

Population Within:

30 Miles 340,267
 40 Miles 494,365
 60 Miles 1,554,587

400 - 600 Soldiers exit the military each month, which provides companies a workforce with high skill sets that can easily transition into the manufacturing environment.

INCENTIVES

- » **Kentucky Business Investment Program (KBI)** – Recoup 100% of startup cost by creating at least 10 jobs and investing at least \$100,000. Companies recover funds through payroll cash rebates and corporate tax rebates.
- » **TVA Incentives Programs** – Aggressive rate structures, low-interest loans, and existing business programs help companies attain some of the least expensive and most reliable electricity in the world.
- » **Community and Area Development District Loans** – Various pools of low-interest loans for startups, expansions, and new locations for business.
- » **Training dollars** available to train your workforce.
- » City of Hopkinsville, KY, will rebate **one-half of the local payroll tax** for 5 years.