

I-24 BUSINESS PARK 100,000 SF SPEC BUILDING

A DYNAMIC BUILDING FOR INDUSTRY - COMING FALL 2023



LOCATED IN THE SOUTH AUTO ALLEY - 322 INTERNATIONAL DRIVE CADIZ, KY 42211 | LATITUDE: -87.748361, LONGITUDE: 36.880838

SITE SPECIFICATIONS

>> Location

Located at Interstate 24 Business Park in Cadiz-Trigg County, KY. 86% of US population is within a day's drive and within 250 miles of 9 major markets.

Access

Interstate 24 is .5 miles from Industrial Park. Immediate access to US68/80 four lane highway and seconday entryway Hwy. 276 provides easy access into site. Nashville International Airport is less than 90 minutes from site, and Eddyville Riverport is 17 miles away from site.

Workforce

Over 495,000 labor force within a 45 minute drive time. Access to Ft. Campbell Military with 400 - 600 soldiers each month exiting the military into our workforce with a high skill set that can help meet your employment needs. Local and regional educational workforce within a 200 mile radius can provide a pool of employees to meet your company needs.

>> 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. The South Western Kentucky Region is home to over 22 International Companies.

BUILDING SPECIFICATIONS

- >> KY Build Ready Site
- >> Available size: 100,000 SF
- >> Site & Building Expandable: Yes | Additional 100,000 SF
- >> Site Size: 15 +/- Acres
- >> Located in Established Industrial Park
- >> Owned and Controlled by Cadiz-Trigg Co. IDA
- >> Zoned: I-1 Light Industrial
- >> Construction: Pre-Engineered Metal Building
- All Due Diligence Completed on property
- >> All utilities are at site
- >> Eave Height: High Eave 44'-10" | Low Eave: 38'-0"
- >> Column Spacing: Frame Spacing 69' | Bay Spacing 27'
- >> Floor Dimensions: 207' x 486'
- >> Dock Doors: (2) 14'-2" x 14'-0" installed (10) additional spaces available
- >> Office and Parking: Built to client needs
- **>> Drive in Door:** (1) 9'-2" x 10'-0"
- >> Gravel floor prepared for 8 inch floor slab









South Western Kentucky Economic Development Council 2800 Fort Campbell Blvd. | Hopkinsville, Kentucky 42240 270.885.1499 | www.southwesternky.com

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UTILITY INFRASTRUCTURE

Electricity Provider: Pennyrile Rural Electric Cooperative Power Location	y
Is Customer Choice Available? (Yes/No)No Voltage of Nearest Distribution Line(s)	/ ? /
Natural Gas Provider: Atmos Energy Gas Main Size	
Water Provider: Cadiz Municipal Water Co. Water Main Size	D D
Sewer Provider: Cadiz Sewer SystemSewer Main Size8"Total Capacity0.172 MGDExcess Capacity0.170 MGDSewer Main LocationOn SiteType of Line Serving SiteGravity))

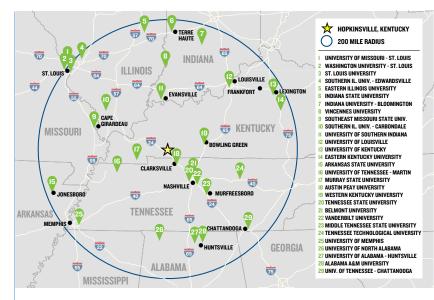
TRANSPORTATION

Distance to I-24	0.5 miles
Distance to US68/80 4-Lane Hwy	Immediate Access
Distance to Nashville Int. Airport	93 miles
Distance to Eddyville Riverport	17 miles
Distance to Hwy. 276	Immediate Access

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

Business growth is a fundamental ingredient to developing a bright future for our community. We at Wabash are extremely proud to be part of the success story here in Cadiz and the Trigg County area.

Michael Almy, Plant Manager, Wabash



Over 200 Universities, Colleges & Technical Schools within 200 miles of our region.

Population Within:

30 Miles	237,871
45 Miles	548, 275
60 Miles	882,281

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

- Wentucky 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.
- Payroll and Property Tax Abatements available based on job creation and investment.









Carter Hendricks, Executive Director

Cell: 270-348-6226 | Office: 270-885-1499 Email: chendricks@southwesternky.com 2800 Fort Campbell Blvd. | Hopkinsville, KY 42240 southwesternky.com