

I-24 BUSINESS PARK 100,000 SF SPEC BUILDING

A DYNAMIC BUILDING FOR INDUSTRY - COMING FALL 2023



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 secondary 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

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