

Interstate 24 Business Park - Spec Building

322 INTERNATIONAL DRIVE CADIZ, KY - TRIGG COUNTY

100,000 sq. ft. Spec Building



OVERVIEW

TYPE: BUILDING

ACRES: 15 DIVISIBILE: NO **ZONING:** I-1

OWNERSHIP: PUBLIC

FOR SALE/LEASE: SALE

NEW CONSTRUCTION:

BUILT FALL 2024

BUILDING PRICE: \$6.5 M



AUTOMOTIVE OEMS



INTERSTATE 24 BUSINESS PARK













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322 INTERNATIONAL DRIVE CADIZ, KY - TRIGG COUNTY

LOCATION

Latitude, Longitude: -87.748361, 36.880838

County: Trigg

UTILITY INFRASTRUCTURE

Electric Provider / Details: Pennyrile Rural Electric

Cooperative

Power Location: On Site

Electric Transmission Company: Tennessee Valley Authority Electric Distribution Company: Pennyrile Rural Elect

Cooperative Corporation

Is Customer Choice Available: No

Voltage of Nearest Distribution Line(s): 13kV Distance to Nearest Distribution Line(s): On Site Voltage of Nearest Transmission Line(s): 161kV Miles to Nearest Transmission Line: 3.75 miles

Substation Location: 4 miles

Natural Gas Provider: Atmos Energy

Gas Main Size: 4" | 60 PSIG Miles to Gas Main: On Site

Water Provider: Cadiz Municipal Water Co.

Water Main Size: 10" Total Capacity: 1.5 MGD Excess Capacity: 1.3 MGD Water Main Location: On Site

Sewer Provider: Cadiz Sewer System

Sewer Main Size: 8" Total Capacity: 0.172 MGD Excess Capacity: 1.70 MGD Sewer Main Location: On Site Type of Line Serving site: Gravity

Telecom Provider: HES/Energynet - Fiber On Site 10GB

BUILDING SPECIFICATIONS

15 Acres

Zoned: I-1

Eave Height: High Eave: 44'-10" | Low Eave: 38'-0" Column Spacing: Frame Spacing 69' \ Bay Spacing 27' Dock Doors: (2) 14'-2" x 14'-0" installed w/ 10 additional spaces

available

Drive in Door: 1) 9'-2" x 10'-0"

Gravel floor prepared for 8 inch floor slab Office and Parking: Built to client needs

Construction - Pre-Engineered Metal Building

UTILITY MAP



DUE DILIGENCE CONDUCTED

Due Diligence Conducted: Resistivity Testing, Phase I, Topo Survey, Boundary Survey, Archeological Survey, Geotechnical, Title Search, Aerial Photo and Drone Footage, Virtual Tour.

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











