

100,000 SF SPEC BUILDING

COMMERCE PARK



100,000 SF
Expandable



620 Frank Yost Lane | Hopkinsville, KY 42240

36 48' 06.69" N / 87 23' 28.54" W

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 (9 miles) 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 soldiers 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**

» Site & Building Expandable: **Yes**

» Site Size: **21 +/- 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

» **1 Drive in Door**

» **Gravel floor** prepared for 8 inch floor slab

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UTILITY INFRASTRUCTURE

Electricity Provider: Pennyryle 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

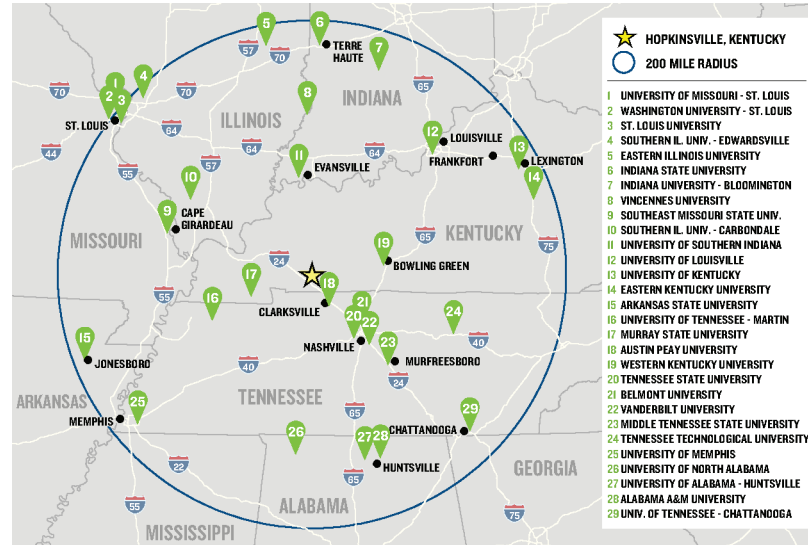
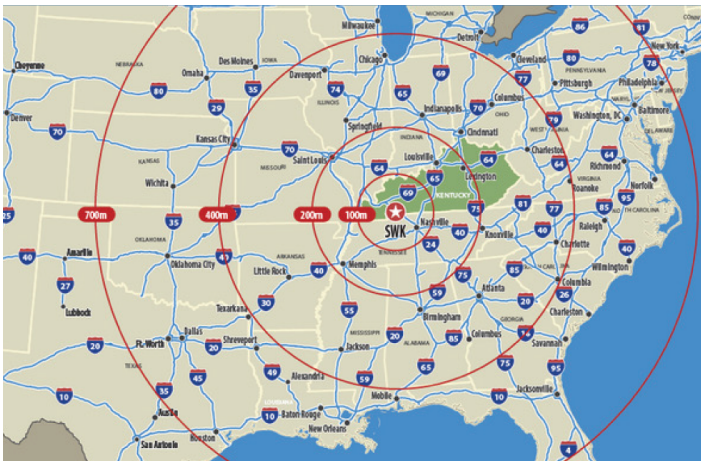
Water Provider: Hopkinsville Water Environment Authority (HWEA)
Water Main Size 12"
Total Capacity 1 MGD
Excess Capacity 0.793 MGD
Water Main Location On Site

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



Over 200 Universities, Colleges & Technical Schools within 200 miles of 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.
- » **The Hopkinsville City Council** may offer aggressive incentives based on the occupational license fees imposed and levied on all wages, salaries, and other compensation paid by a new company to all new employees filling new positions created, commencing upon receipt of written notification from the Company to activate the incentive, and continuing for a period of up to ten years.*