

EASTERN KENTUCKY BUSINESS PARK



Property Advantages:

- ⇒ 180 Available Acres
- ⇒ All Utilities Available
- ⇒ Adjacent to Regional Airport

DEBORD, MARTIN COUNTY, KENTUCKY

37° 45' 41.84"N - 82° 39' 07.58"W



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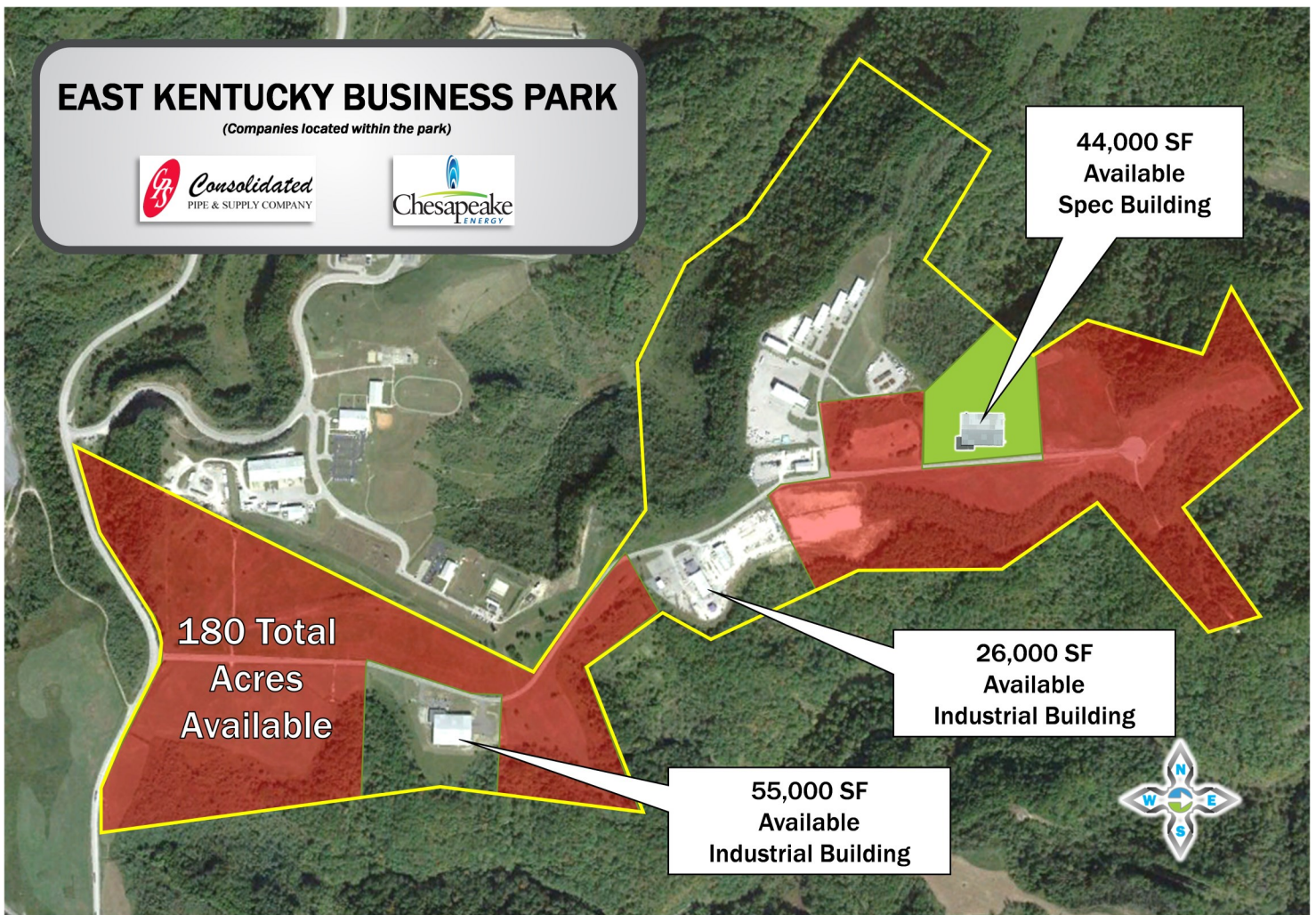
“Elevating Industry”

EASTERN KENTUCKY BUSINESS PARK



1. Aerial Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'41.84"N - 82°39'07.58"W



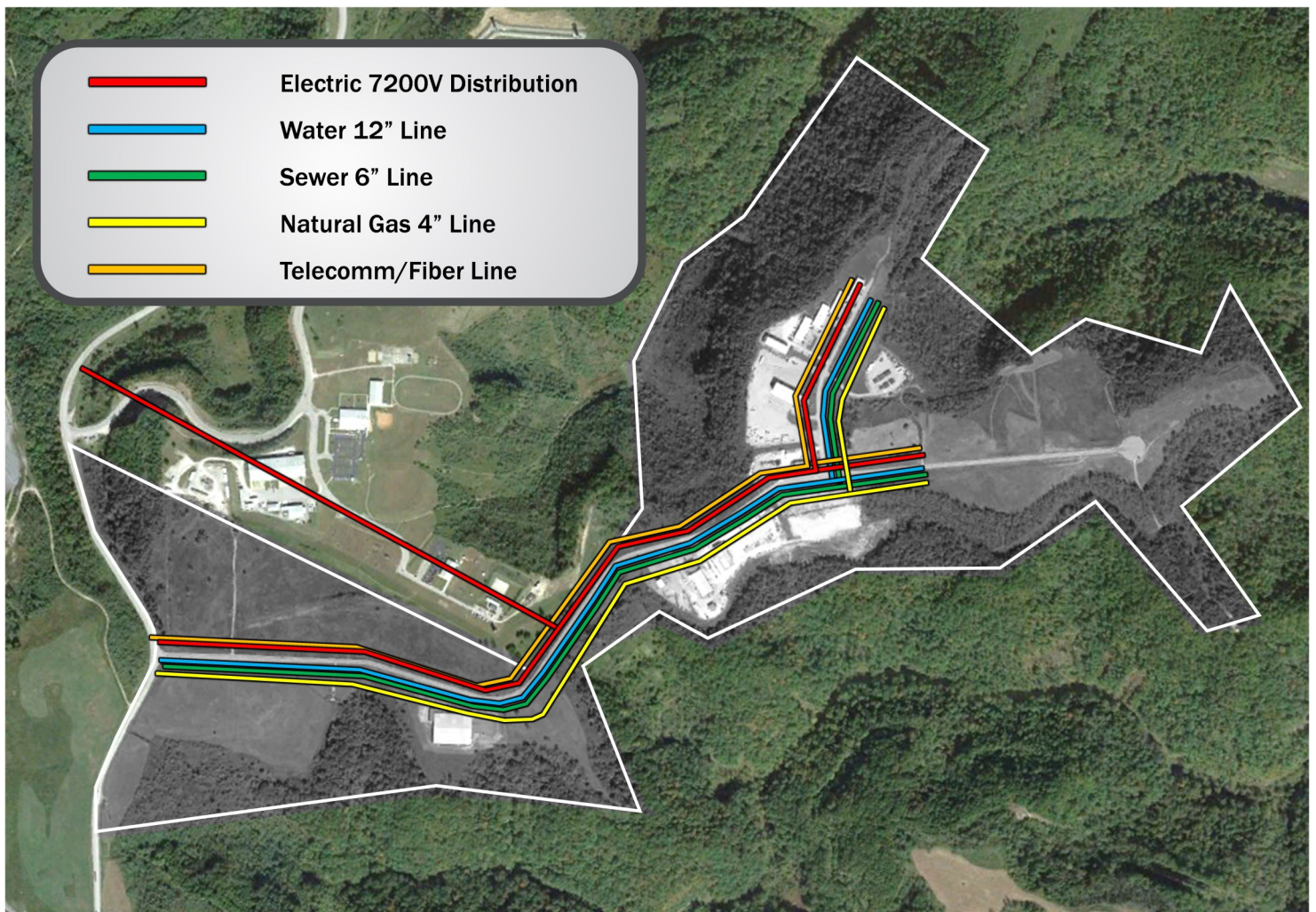
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2. Infrastructure Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'41.84"N - 82°39'07.58"W



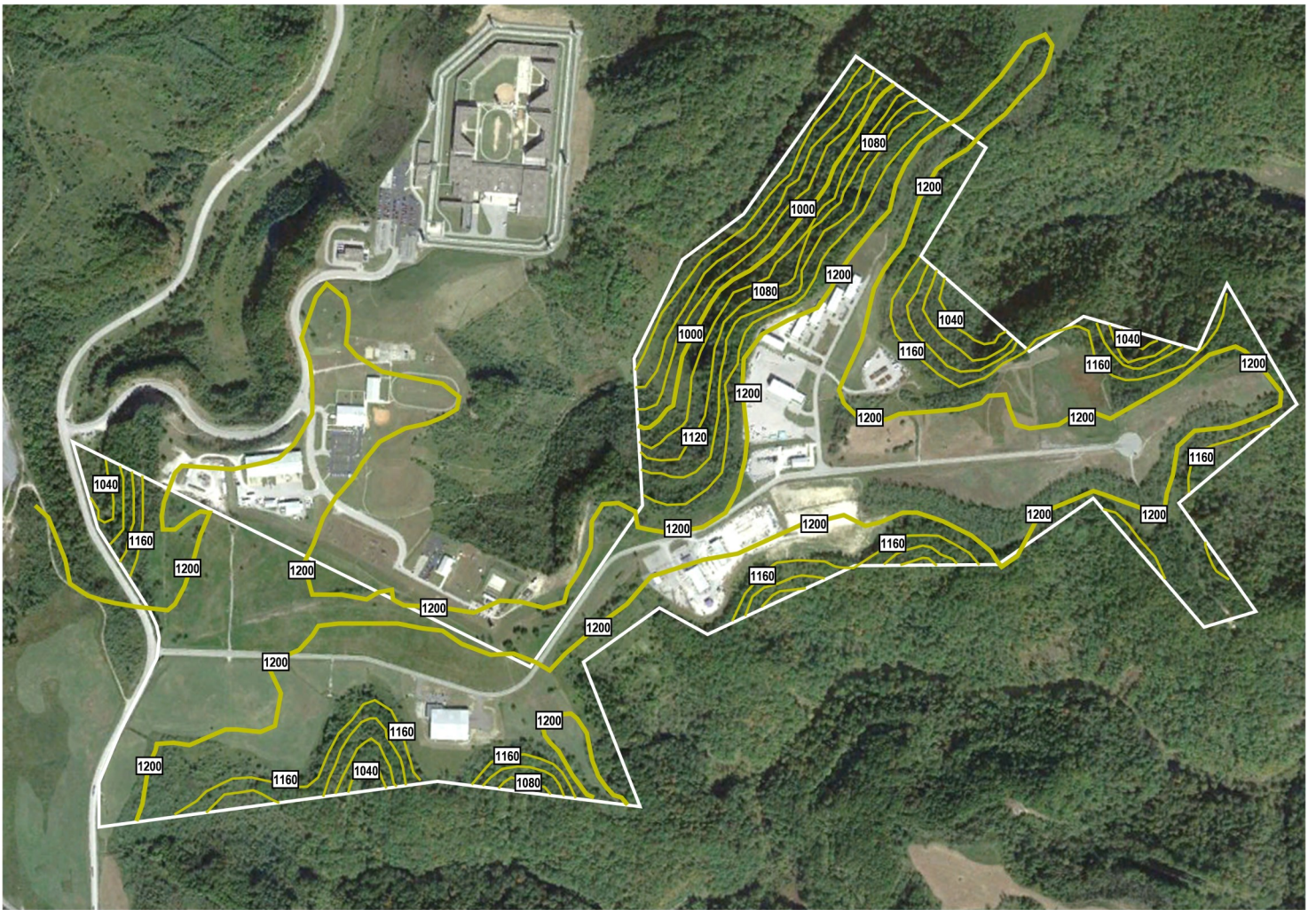
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3. Topography Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'41.84"N - 82°39'07.58"W



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4. Regional Transportation Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'41.84"N - 82°39'07.58"W



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5. Local Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'41.84"N - 82°39'07.58"W



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6. Data

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'41.84"N - 82°39'07.58"W

GENERAL INFORMATION

Site Name:	Eastern Kentucky Business Park
Owner/Broker:	Big Sandy Regional Industrial Development Authority
Address:	Honey Branch Lane, Debord KY
Telephone Number:	270.832.5990
Ownership:	Publicly Owned
Other Tenants Nearby:	Consolidated Pipe & Supply, Logan Corporation, Chesapeake Energy
Zoning:	Industrial—Light
Acreage:	180 Available
100 Year Floodplain:	No
Elevation:	Min:1080 Max:1200
Water Table:	N/A
Phase 1 Environmental:	Yes

TELECOMMUNICATIONS

Local Exchange Carrier:	AT&T Kentucky
ASDL available from C.O. (Analog or Digital):	Yes
C.O. on Fiber Ring:	Yes
Can Dual Service Be Provided from 2 C.O.s	Yes
Fiber Available:	Yes
Fiber Provider:	Fiber can be provided by multiple companies including Foothills Communications, and AT&T
ISDN Available from C.O.:	Yes
Location of Closest Major Carrier POP (Miles):	40 Miles

TRANSPORTATION

Describe Highway Access:	4 Lane State HWY 3 is adjacent to park connecting to USHWY 23 (4-Lane) US HWY 23 connects to Interstate 64, 55 miles north of park
Distance to Regional Airport:	Big Sandy Regional Airport is adjacent to the park
Distance to National/International Airport:	Tri-State Airport is 61 Miles from park; CRW (Yeager Airport in Charleston, WV) is 120 Miles from park;
Name of Nearest Port:	Port of Wurtland
Distance in Miles to Nearest Port:	72 Miles
Type of Port	Inland Riverport
Rail Service Carrier:	CSX
Main or Short Line:	Main
Spur to Location:	No
Distance to Rail Line:	12 Miles
Has Rail Access:	No
Has River Access:	No

ELECTRIC

Provider:	AEP/Kentucky Power
Transmission Voltage to Location:	69kV & 138kV
Distribution Voltage to Location:	N/A
Secondary Voltage to Location:	N/A
Is Dual Feed Available from 1 Substation:	Yes
Is Dual Feed Available from 2 Substations:	Yes

SEWER

Provider:	Paintsville Utilities
Sewer Main Size	6" PVC
Is Use of Lift Required:	No
Treatment Plant Type	Activated Sludge
Treatment Plant Rated Capacity:	1 mgd
Treatment Plant Excess Capacity:	600,000 gpd

WATER

Provider:	Martin County Water
Water Main Size:	12"
Treatment Plant Rated Capacity:	2.4 mgd
Treatment Plant Excess Capacity:	670,129 gpd

PROTECTIVE SERVICES

Fire Insurance Class Rating:	Class 9
Distance to Nearest Police Station:	Martin County Sheriff Department is 12.2 Miles Away
Distance to Nearest Fire Station:	Inez Fire Department is 12.2 Miles Away
Distance to Nearest Hospital:	Highlands ARH Regional Medical Center is located 8 miles away and Paul B Hall Medical Center is 15 miles away

NATURAL GAS

Provider:	Kentucky Frontier Gas
Gas Main Size	4"
Distance in Feet from Location to Gas Main:	Adjacent
Gas Pressure:	N/A
Heat Value:	N/A