

# EASTERN KENTUCKY SPEC BUILDING



## Property Advantages:

- ⇒ **44,000 Square Feet**
- ⇒ **All Utilities Available**
- ⇒ **Adjacent to Regional Airport**

DEBORD, MARTIN COUNTY, KENTUCKY

37° 45'57.70"N - 82° 38'08.32"W



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***“Elevating Industry”***

# EASTERN KENTUCKY SPEC BUILDING



## 1. Aerial Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'57.70"N - 82°38'08.32"W



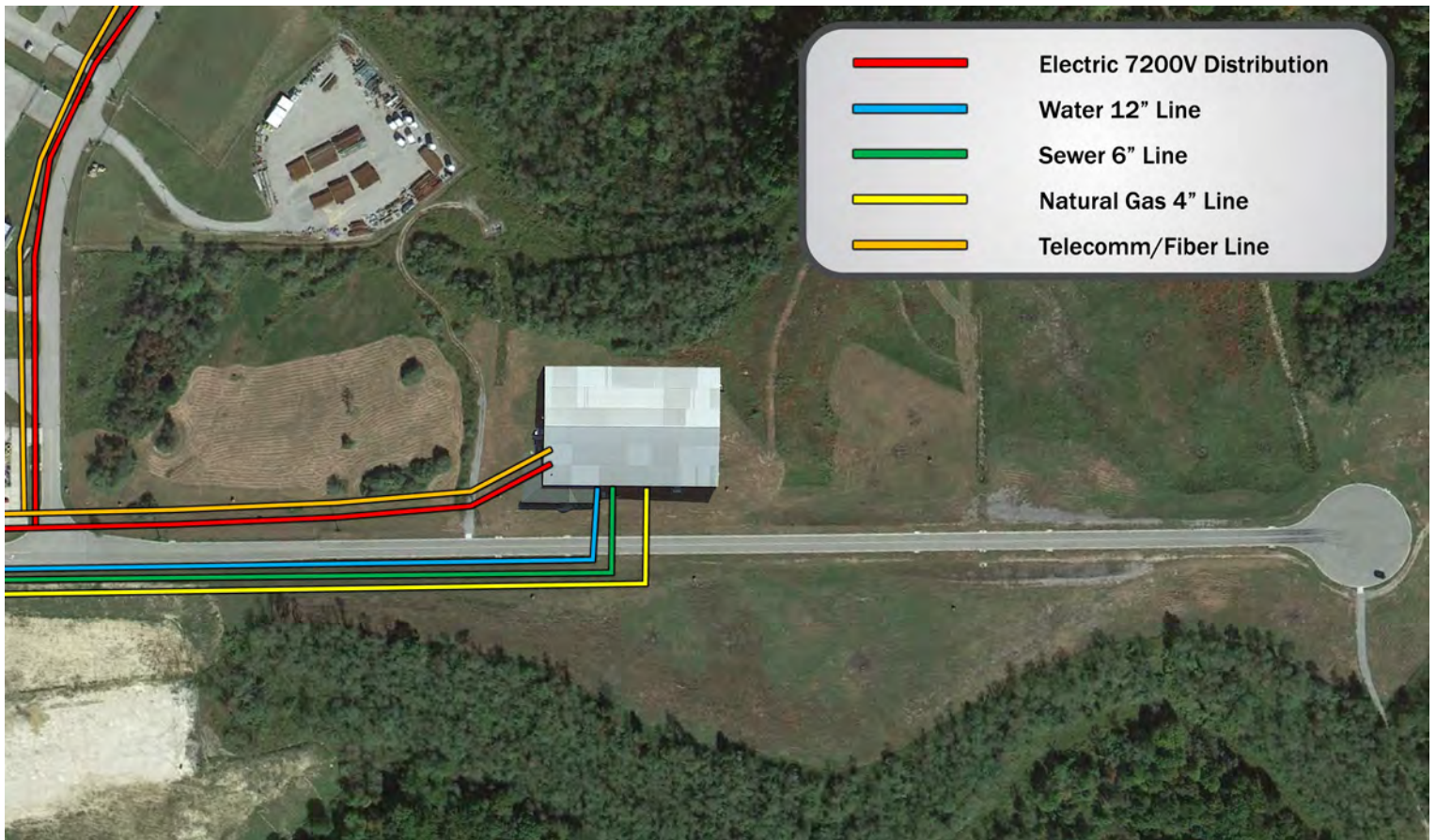
***"Elevating Industry"***

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## 2. Infrastructure Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'57.70"N - 82°38'08.32"W



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### 3. Interior Photo

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'57.70"N - 82°38'08.32"W



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## 4. Regional Transportation Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'57.70"N - 82°38'08.32"W



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## 5. Local Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'57.70"N - 82°38'08.32"W



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## 6. Data

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'57.70"N - 82°38'08.32"W

### GENERAL INFORMATION

<b>Building Name:</b>	Eastern Kentucky Spec Building
<b>Owner/Broker:</b>	Big Sandy Regional IDA
<b>Address:</b>	Honey Branch Lane, Debord, KY
<b>Telephone Number:</b>	270.832.5990
<b>Ownership:</b>	Privately Owned
<b>Other Tenants Nearby:</b>	Consolidated Pipe & Supply, Logan Corporation, Chesapeake Energy
<b>Zoning:</b>	Industrial—Light
<b>Square Footage:</b>	44,000 SF
<b>Additional Acreage:</b>	12
<b>Construction Type:</b>	Metal on Steel Frame
<b>100 Year Floodplain:</b>	No
<b>Ceiling Height:</b>	Min: 30' Max: 36'
<b>Floor Thickness:</b>	Graded rock
<b>Column Spacing:</b>	30' X 30'
<b>Overhead Doors:</b>	2 Drive-in Dock Doors
<b>Parking Spaces:</b>	N/A

### PROTECTIVE SERVICES

<b>Fire Insurance Class Rating:</b>	Class 7/9 ISO
<b>Distance to Nearest Police Station:</b>	Martin County Sheriff Department is 12.2 Miles away
<b>Distance to Nearest Fire Station:</b>	Inez Fire Department is 12.2 Miles away
<b>Distance to Nearest Hospital:</b>	Highlands ARH Regional Medical Cen-ter is located 8 miles away and Paul B Hall Medical Center is 15

### NATURAL GAS

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

### ELECTRIC UTILITY

<b>Provider:</b>	AEP/Kentucky Power
<b>Transmission Voltage to Building:</b>	69Kv & 138Kv
<b>Distribution Voltage to Building:</b>	3 Phase / 480 V
<b>Secondary Voltage to Building:</b>	N/A
<b>Is Dual Feed Available from 1 Substation:</b>	Yes
<b>Is Dual Feed Available from 2 Substations:</b>	Yes

### SEWER

<b>Provider:</b>	Paintsville Utilities
<b>Sewer Main Size</b>	6" PVC
<b>Is Use of Lift Required:</b>	Yes
<b>Treatment Plant Type</b>	Aerated Lagoon
<b>Treatment Plant Rated Capacity:</b>	1 MGD
<b>Treatment Plant Excess Capacity:</b>	474,000 GPD

### WATER

<b>Provider:</b>	Martin County Water
<b>Water Main Size:</b>	16" with 12" Service Line
<b>Static Pressure:</b>	70 psi
<b>Residual Pressure:</b>	65 psi
<b>Flow Per Minute:</b>	N/A
<b>Treatment Plant Rated Capacity:</b>	2 MGD
<b>Treatment Plant Excess Capacity:</b>	180,000 GPD

### TELECOMMUNICATIONS

<b>Local Exchange Carrier:</b>	AT&T
<b>ASDL available from C.O. (Analog or Digital):</b>	Yes
<b>C.O. on Fiber Ring:</b>	Yes
<b>Can Dual Service Be Provided from 2 C.O.s</b>	Yes
<b>Fiber Available:</b>	Yes
<b>Fiber Provider:</b>	Windstream & AT&T
<b>ISDN Available from C.O.:</b>	Yes
<b>Location of Closest Major Carrier POP (Miles):</b>	N/A

### TRANSPORTATION

<b>Describe Highway Access:</b>	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 building
<b>Distance to Regional Airport:</b>	Big Sandy Regional Airport is adjacent to the building
<b>Distance to National/International Airport:</b>	CRW (Yeager Airport in Charleston, WV) is 120 Miles from building; BlueGrass Airport in Lexington, KY is 136 Miles from building
<b>Name of Nearest Port:</b>	Port of Wurtland
<b>Distance in Miles to Nearest Port:</b>	72 Miles
<b>Type of Port</b>	Inland Riverport
<b>Rail Service Carrier:</b>	CSX
<b>Main or Short Line:</b>	Main
<b>Spur to Location:</b>	No
<b>Distance to Rail Line:</b>	12 Miles
<b>Has Rail Access:</b>	No
<b>Has River Access:</b>	No
<b>Nearest Landfill:</b>	15 Miles
<b>Nearest Hazardous Waste Landfill:</b>	60 Miles