

KENTUCKY ENTERPRISE INDUSTRIAL PARK

Property Advantages:

- **190+ Available Acres**
- **All Utilities Available**
- **Adjacent to US HWY 23 Industrial Corridor**

PIKEVILLE, PIKE COUNTY, KENTUCKY

37°25'29.22"N - 82°32'17.56"W



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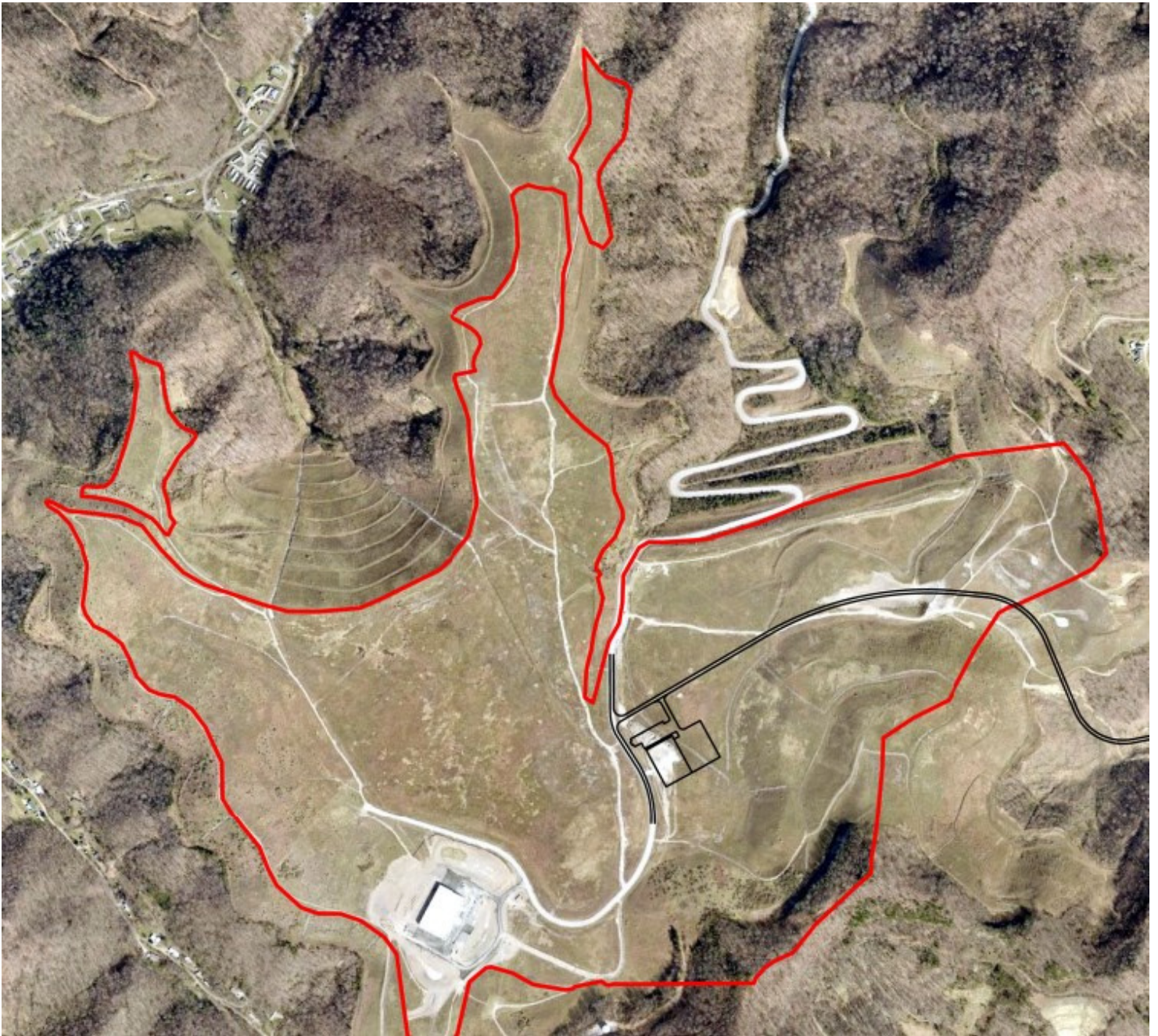
“Elevating Industry”

KENTUCKY ENTERPRISE INDUSTRIAL PARK



1. Aerial Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W



“Elevating Industry”

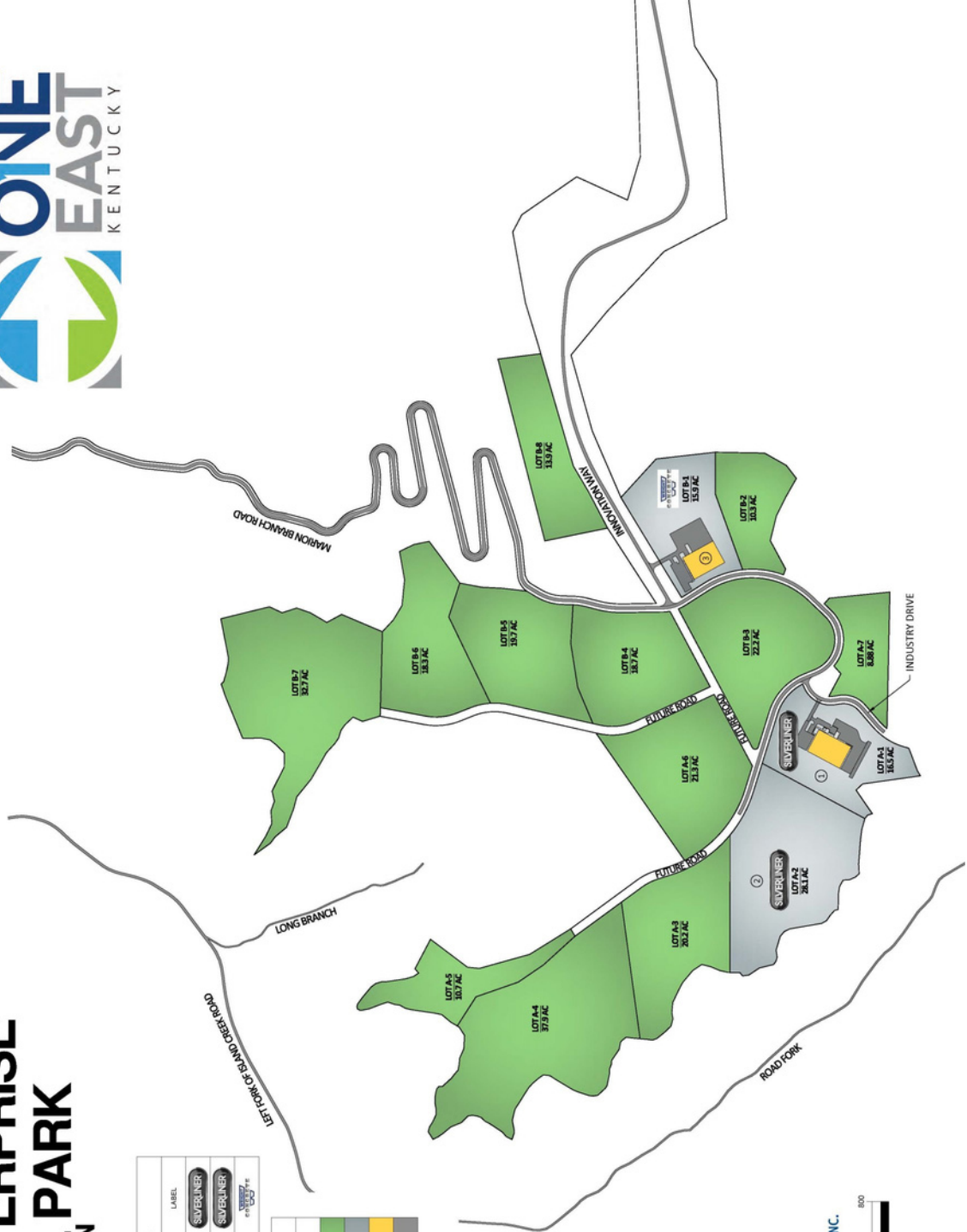
2. Proposed Lot Layout Map

KENTUCKY ENTERPRISE INDUSTRIAL PARK MASTER PLAN



EXISTING INDUSTRIES	
#	NAME
①	SILVERLINER
②	SILVERLINER
③	WRIGHT CONCRETE

LEGEND	
DESCRIPTION	COLOR
AVAILABLE PROPERTY	Light Green
SOLD PROPERTY	Dark Green
EXISTING BUILDING	Yellow
EXISTING PAVEMENT	Grey



SUMMIT ENGINEERING INC.
 1 inch = 400 ft.
 22 X34" SHEET

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W

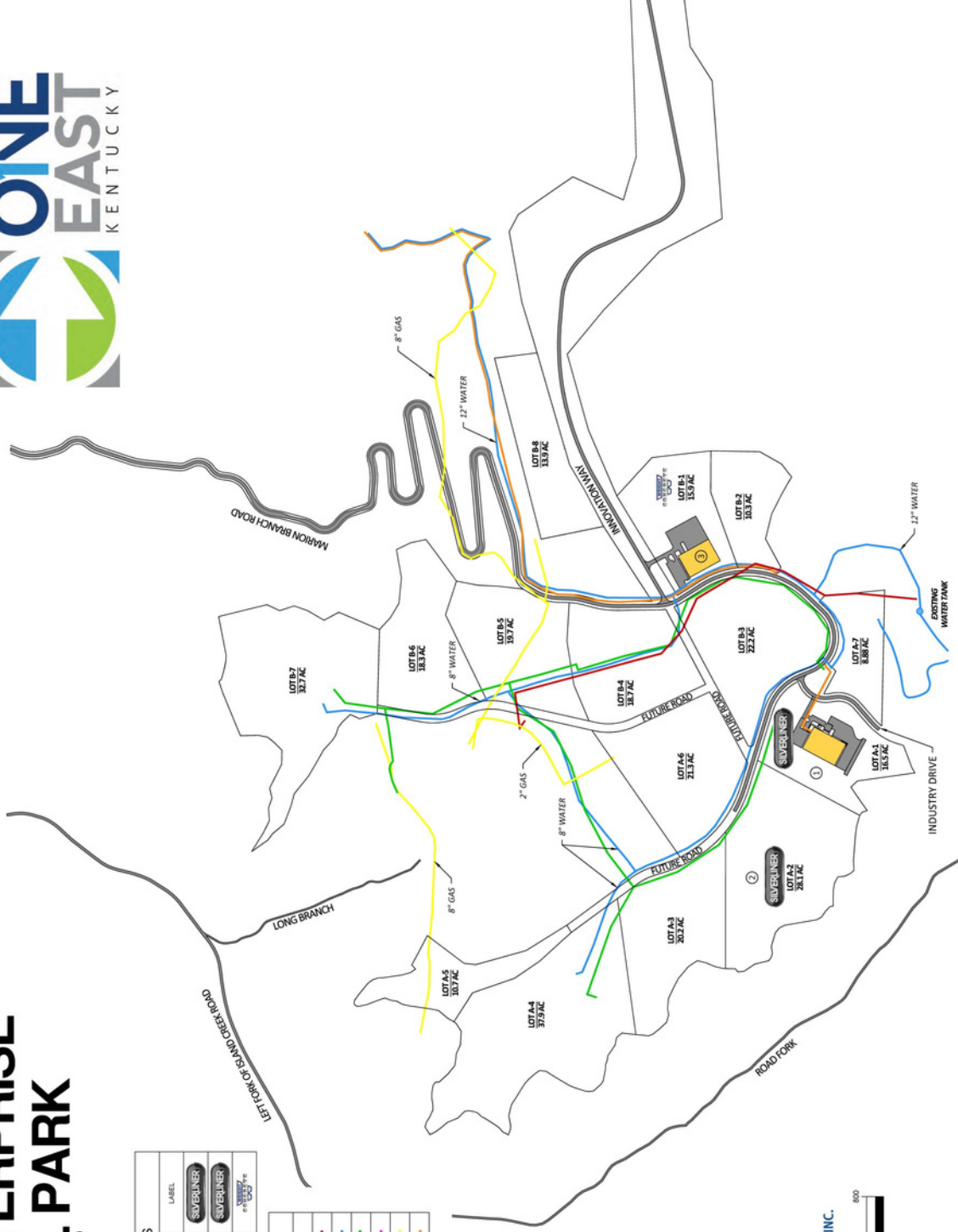
3. Infrastructure Map

KENTUCKY ENTERPRISE INDUSTRIAL PARK UTILITY MAP



EXISTING INDUSTRIES	
#	NAME
1	SILVERLINER
2	SILVERLINER
3	WRIGHT CONCRETE

LEGEND	
DESCRIPTION	COLOR
ELECTRIC (20KV)	Red
WATER	Blue
SANITARY (10" DIA GRAVITY)	Green
SANITARY FORCEMAIN	Purple
NATURAL GAS	Yellow
FIBER/OPTIC	Orange



SUMMIT ENGINEERING INC.

Scale: 1 inch = 400 feet
22"x34" SHEET

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W

4. Topography Map

KENTUCKY ENTERPRISE INDUSTRIAL PARK TOPOGRAPHIC MAP



EXISTING INDUSTRIES	
#	NAME
①	SILVERLINER
②	SILVERLINER
③	WRIGHT CONCRETE

LEGEND	
DESCRIPTION	COLOR
CONTOUR LINE (10' INTERVAL)	---
SPOT ELEVATION	1300



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1"=80' = 400 ft
22"X34" SHEET

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W

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5. Regional Transportation Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W



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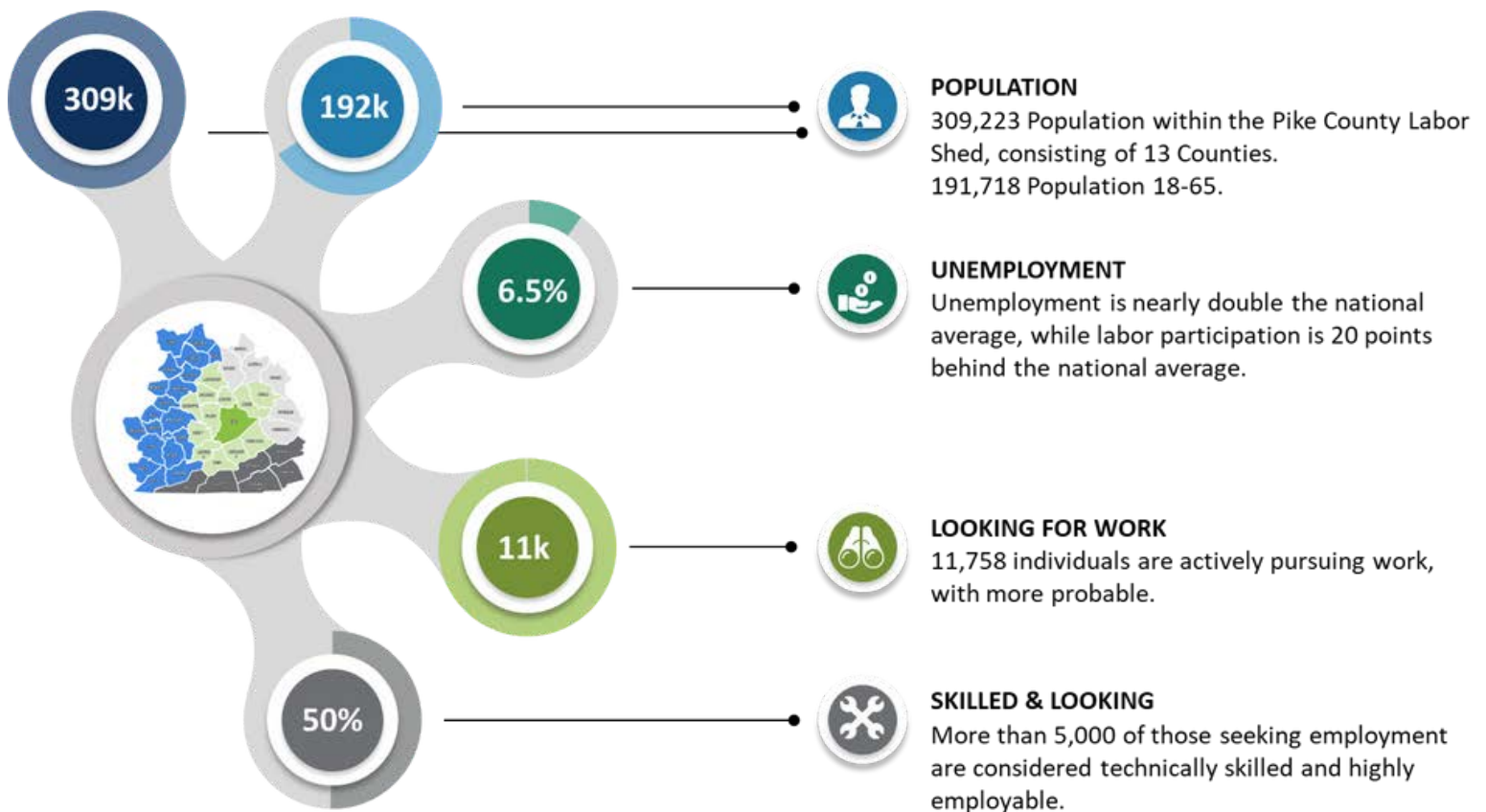


7. Data

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W

PIKEVILLE - PIKE COUNTY LABOR SHED QUICK FACTS

Data Sourced 2023



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7. Data

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W

GENERAL INFORMATION

Site Name: Kentucky Enterprise Industrial Park
Owner/Broker: City of Pikeville, KY
Address: Marions Branch Drive, Pikeville, KY
Telephone Number: 606.791.2378
Ownership: Publicly Owned
Other Tenants Nearby: Wright Concrete, AppalachianTank
Zoning: Industrial—Light
Acreage: 190+ Available

100 Year Floodplain: No
Elevation: Min: 1250 Max:1325
Water Table: N/A
Phase 1 Environmental: Yes

ELECTRIC

Provider: AEP/Kentucky Power
Transmission Voltage to Location: 47kV & 765kV Bracket the Park. 138 kV in the Park
Distribution Voltage to Location: 34.5 kV & 12.4kV
Secondary Voltage to Location: 120/240, 120/208, 277/480
Is Dual Feed Available from 1 Substation: Yes
Is Dual Feed Available from 2 Substations: N/A

NATURAL GAS

Provider: City of Pikeville
Gas Main Size: 8"
Distance in Feet from Location to Gas Main: On-Site
Gas Pressure: N/A
Heat Value: N/A

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: AT&T
ISDN Available from C.O.: Yes
Location of Closest Major Carrier POP (Miles): 5 miles

SEWER

Provider: Pikeville Sewer
Sewer Main Size: 10"
Is Use of Lift Required: No
Treatment Plant Type: Activated Sludge
Treatment Plant Rated Capacity: 4 mgd
Treatment Plant Excess Capacity: 2.1 mgd

WATER

Provider: Pikeville Water
Water Main Size: 8"
Static Pressure: N/A
Residual Pressure: N/A
Flow Per Minute: N/A
Treatment Plant Rated Capacity: 6 mgd
Treatment Plant Excess Capacity: 1.5 mgd

TRANSPORTATION

Describe Highway Access: 4-Lane US HWY 23 is adjacent to park connected by Industrial Access Road. US HWY 23 connects to Interstate 64, 95 miles north of park and Interstate 26, 90 miles south of park.
Distance to Regional Airport: Pike County Regional Airport is located 15 miles from park
Distance to National/International Airport: Tri-Cities Airport in Kingsport, TN is 108 Miles from the park; CRW (Yeager Airport in Charleston, WV) is 120 Miles from park; BlueGrass Airport in Lexington, KY is 154 Miles
Name of Nearest Port: Port of Wurtland
Distance in Miles to Nearest Port: 100 Miles
Type of Port: Inland Riverport
Rail Service Carrier: CSX
Main or Short Line: Main
Spur to Location: No
Distance to Rail Line: Adjacent to Park Entrance
Has Rail Access: No
Has River Access: No

PROTECTIVE SERVICES

Fire Insurance Class Rating: N/A
Distance to Nearest Police Station: Pikeville Police Department is 4 miles from park
Distance to Nearest Fire Station: Pikeville Fire Department is 4 miles from park
Distance to Nearest Hospital: Pikeville Medical Center is 4 miles from park