

LAWRENCE INDUSTRIAL BUILDING



Property Advantages:

- ⇒ 84,000 Square Feet
- ⇒ All Utilities Available
- ⇒ Adjacent to Brown's FoodService Distribution

LOUISA, LAWRENCE COUNTY, KENTUCKY

38° 06' 10.62"N - 82° 36' 36.00"W



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CEO

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Table of Contents

1. Aerial Map
2. Infrastructure Map
3. Interior Photo
4. Regional Transportation Map
5. Local Map
6. Data

"Elevating Industry"

LAWRENCE INDUSTRIAL BUILDING



1. Aerial Map

LOUISA, LAWRENCE COUNTY, KENTUCKY 38°06'10.62"N - 82°36'36.00"W



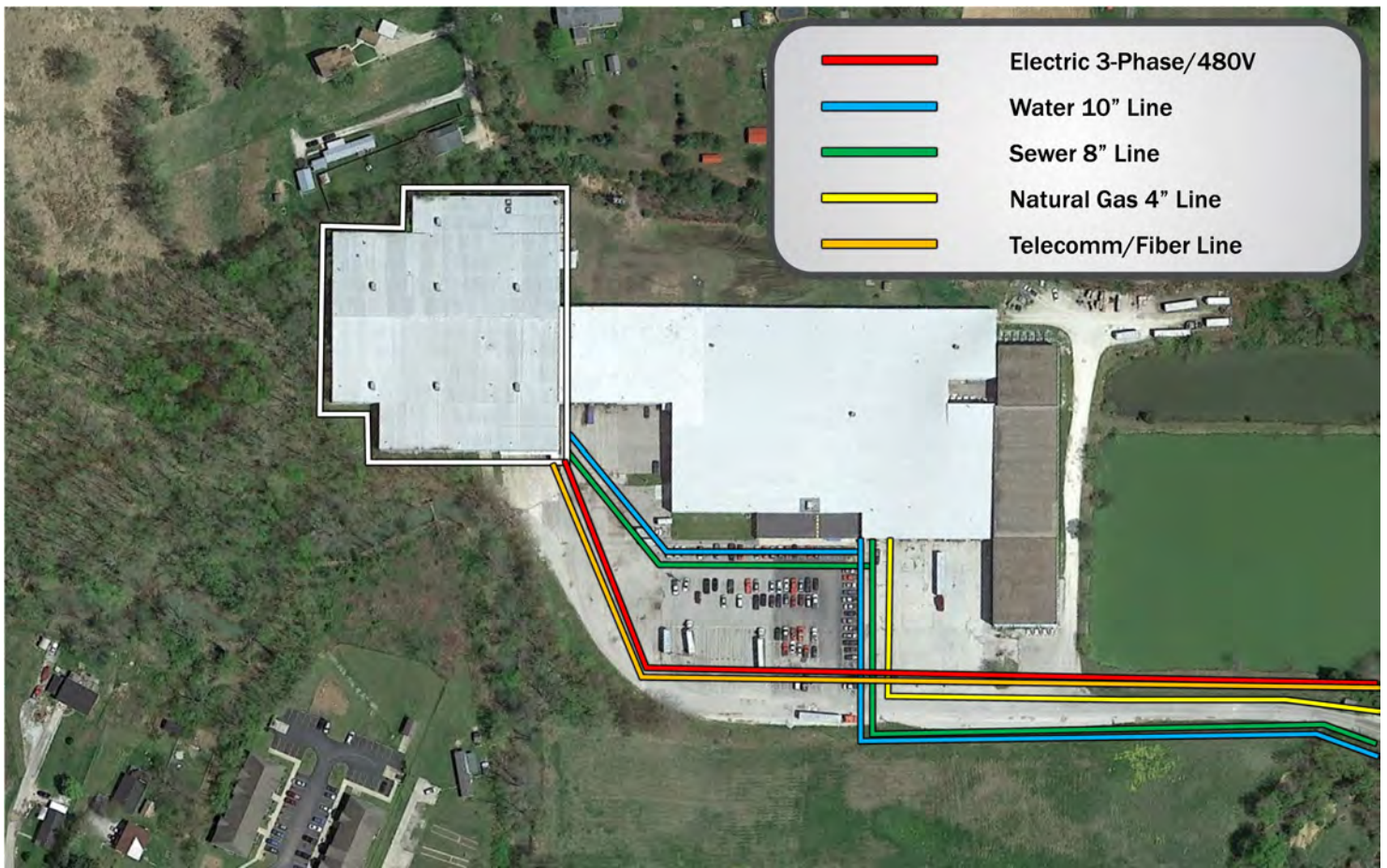
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2. Infrastructure Map

LOUISA, LAWRENCE COUNTY, KENTUCKY 38°06'10.62"N - 82°36'36.00"W



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3. Interior Photo

LOUISA, LAWRENCE COUNTY, KENTUCKY 38°06'10.62"N - 82°36'36.00"W



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4. Regional Transportation Map

LOUISA, LAWRENCE COUNTY, KENTUCKY 38°06'10.62"N - 82°36'36.00"W



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5. Local Map

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ONE EAST
KENTUCKY



6. Data

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GENERAL INFORMATION

Building Name:	Lawrence Industrial Building
Owner/Broker:	Brown's Foodservice
Address:	500 E. Clayton Ln, Louisa, KY 41230
Telephone Number:	270.832.5990
Ownership:	Privately Owned
Other Tenants Nearby:	Brown's Foodservice
Zoning:	Industrial—Light
Square Footage:	87,000
Additional Acreage:	10 additional available
Construction Type:	Metal on Steel Frame
100 Year Floodplain:	No
Ceiling Height:	Min: 22 Max: 30
Floor Thickness:	6" reinforced concrete
Column Spacing:	20' X 20'
Overhead Doors:	2 Drive-in Dock Doors; 4 Truck-Height Dock Doors
Parking Spaces:	50 Currently (room to grow)

ELECTRIC UTILITY

Provider:	AEP/Kentucky Power
Transmission Voltage to Building:	34Kv
Distribution Voltage to Building:	480V, 3-Phase
Secondary Voltage to Building:	N/A
Is Dual Feed Available from 1 Substation:	Yes
Is Dual Feed Available from 2 Substations:	No

TELECOMMUNICATIONS

Local Exchange Carrier:	AT&T
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:	Windstream
ISDN Available from C.O.:	Yes
Location of Closest Major Carrier POP (Miles):	N/A

SEWER

Provider:	Louisa Sewer
Sewer Main Size	8"
Is Use of Lift Required:	No
Treatment Plant Type	Conventional
Treatment Plant Rated Capacity:	790,000 GPD
Treatment Plant Excess Capacity:	200,000 GPD

TRANSPORTATION

Describe Highway Access:	2 Lane State HWY 2565 is adjacent to building connecting to US HWY 23 (4-Lane). US HWY 23 (4-Lane) connects to Interstate 64 north of the building 23 miles
Distance to Regional Airport:	Wendell H Ford Regional Airport is 2 miles north of the park
Distance to National/International Airport:	Huntington Tri-State Airport is 30 miles from the building; Yeager Airport in Charleston is 88 Miles away
Name of Nearest Port:	Port of Wurtland
Distance in Miles to Nearest Port:	30 Miles
Type of Port	Inland Riverport
Rail Service Carrier:	CSX
Main or Short Line:	Main
Spur to Location:	No
Distance to Rail Line:	6,000 Feet
Has Rail Access:	No
Has River Access:	No
Nearest Landfill:	5 Miles
Nearest Hazardous Waste Landfill:	30 Miles

PROTECTIVE SERVICES

Fire Insurance Class Rating:	Class 9
Distance to Nearest Police Station:	Louisa Police Station is 1.6 miles away
Distance to Nearest Fire Station:	Louisa Fire Department is 1.6 miles away
Distance to Nearest Hospital:	Three Rivers Medical Center is 1 mile away and King's Daughters Medical Center is 31 miles away

WATER

Provider:	Louisa Water
Water Main Size:	10" Line
Static Pressure:	112 psi
Residual Pressure:	N/A
Flow Per Minute:	N/A
Treatment Plant Rated Capacity:	3,000,000 GPD
Treatment Plant Excess Capacity:	1,500,000 GPD

NATURAL GAS

Provider:	Columbia
Gas Main Size	4"
Distance in Feet from Building to Gas Main:	Adjacent
Gas Pressure:	N/A
Heat Value:	N/A