

MARIONS BRANCH INDUSTRIAL PARK

Property Advantages:

- ⇒ **300+ 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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CEO

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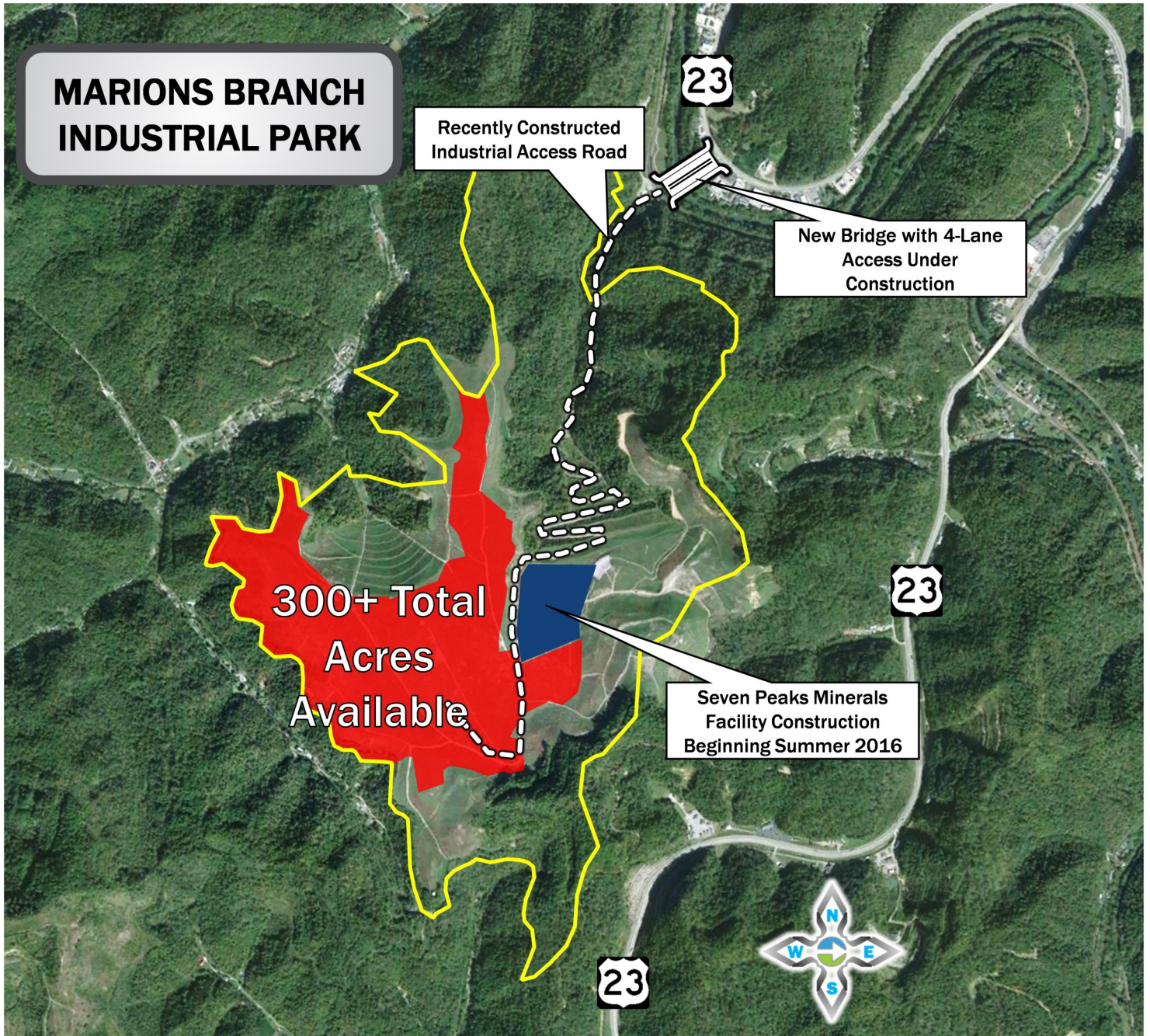
“Elevating Industry”

MARIONS BRANCH INDUSTRIAL PARK



1. Aerial Map

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



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2. Proposed Lot Layout Map

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



Proposed Lot Layout
Marion Branch Master Plan

Prepared by:
 SUMMIT ENGINEERING INC.

Exhibit K



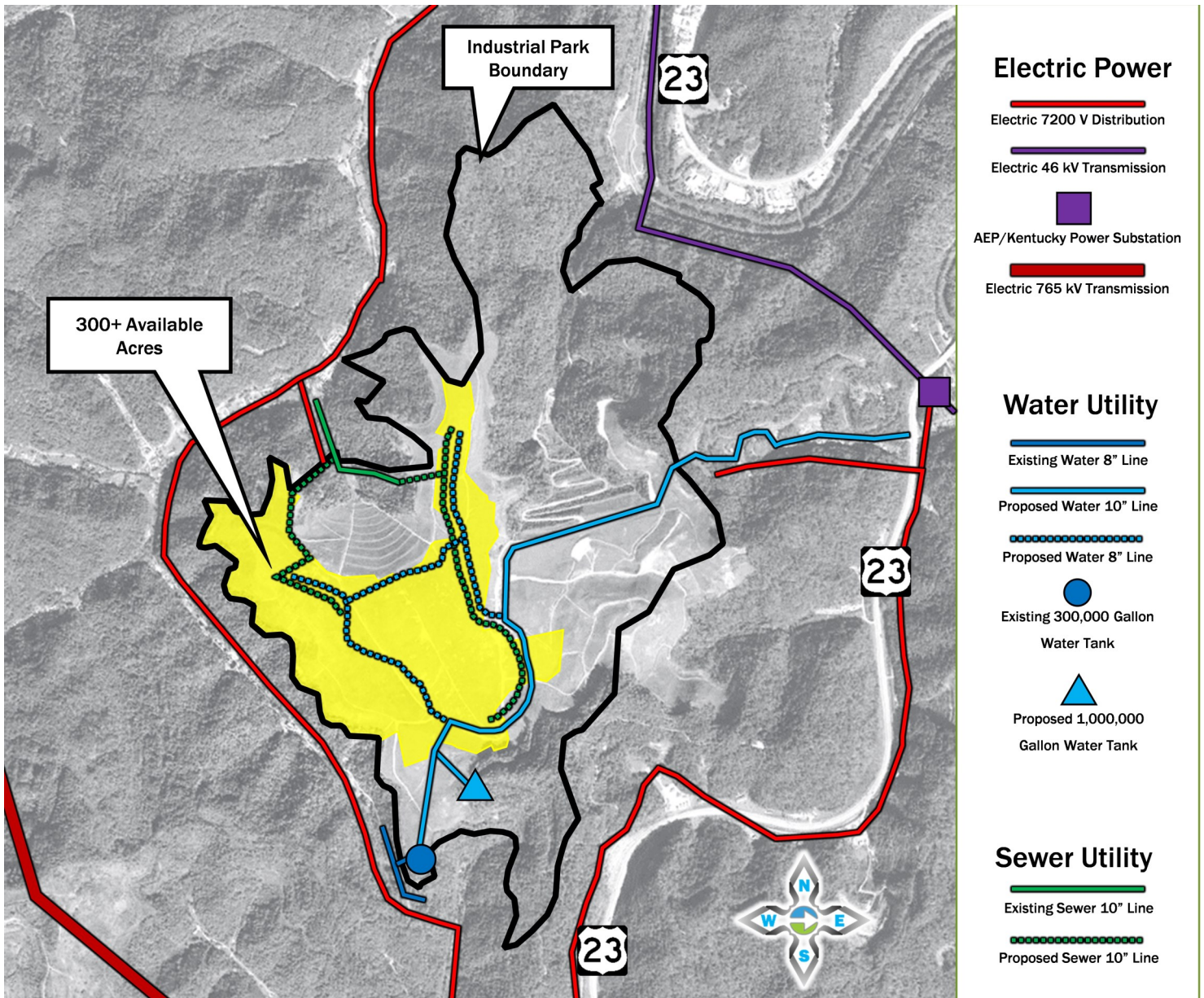
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3. Infrastructure Map

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



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4. Topography Map

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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6. Local 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

GENERAL INFORMATION

Site Name:	Marions Branch Industrial Park
Owner/Broker:	City of Pikeville, KY
Address:	Marions Branch Drive, Pikeville, KY
Telephone Number:	270.832.5990
Ownership:	Publicly Owned
Other Tenants Nearby:	Addington (Announced), Wright-way Rental & Supply, Fastenal
Zoning:	Industrial—Light
Acreage:	250+ Available
100 Year Flood-plain:	No
Elevation:	Min: 1250 Max:1325
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:	AT&T
ISDN Available from C.O.:	Yes
Location of Closest Major Carrier POP (Miles):	5 miles

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 / Hatcher Field is located 13 miles from park Tri-Cities Airport in Kingsport, TN is 107 Miles from the park; CRW (Yeager Airport in Charleston, WV) is 120 Miles from park; BlueGrass Airport in Lexington, KY is 154 Miles from park;
Name of Nearest Port:	Port of Wurland
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

ELECTRIC

Provider:	AEP/Kentucky Power
Transmission Voltage to Location:	47kV & 765kV
Distribution Voltage to Location:	7200V
Secondary Voltage to Location:	N/A
Is Dual Feed Available from 1 Substation:	Yes
Is Dual Feed Available from 2 Substations:	N/A

SEWER

Provider:	Pikeville Sewer
Sewer Main Size	10"
Is Use of Lift Required:	No
Treatment Plant Type	Activated Sludge
Treatment Plant Rated Capacity:	2 mgd
Treatment Plant Excess Capacity:	20,000 gpd (Sewer Upgrade Planned to Provide 3 MGD)

WATER

Provider:	Pikeville Water
Water Main Size:	10"
Static Pressure:	N/A
Residual Pressure:	N/A
Flow Per Minute:	N/A
Treatment Plant Rated Capacity:	4.5 mgd
Treatment Plant Excess Capacity:	1.5 mgd

NATURAL GAS

Provider:	Natural Gas Wells Located on Site
Gas Main Size	N/A
Distance in Feet from Location to Gas Main:	N/A
Gas Pressure:	N/A
Heat Value:	N/A

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