

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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CEO

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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



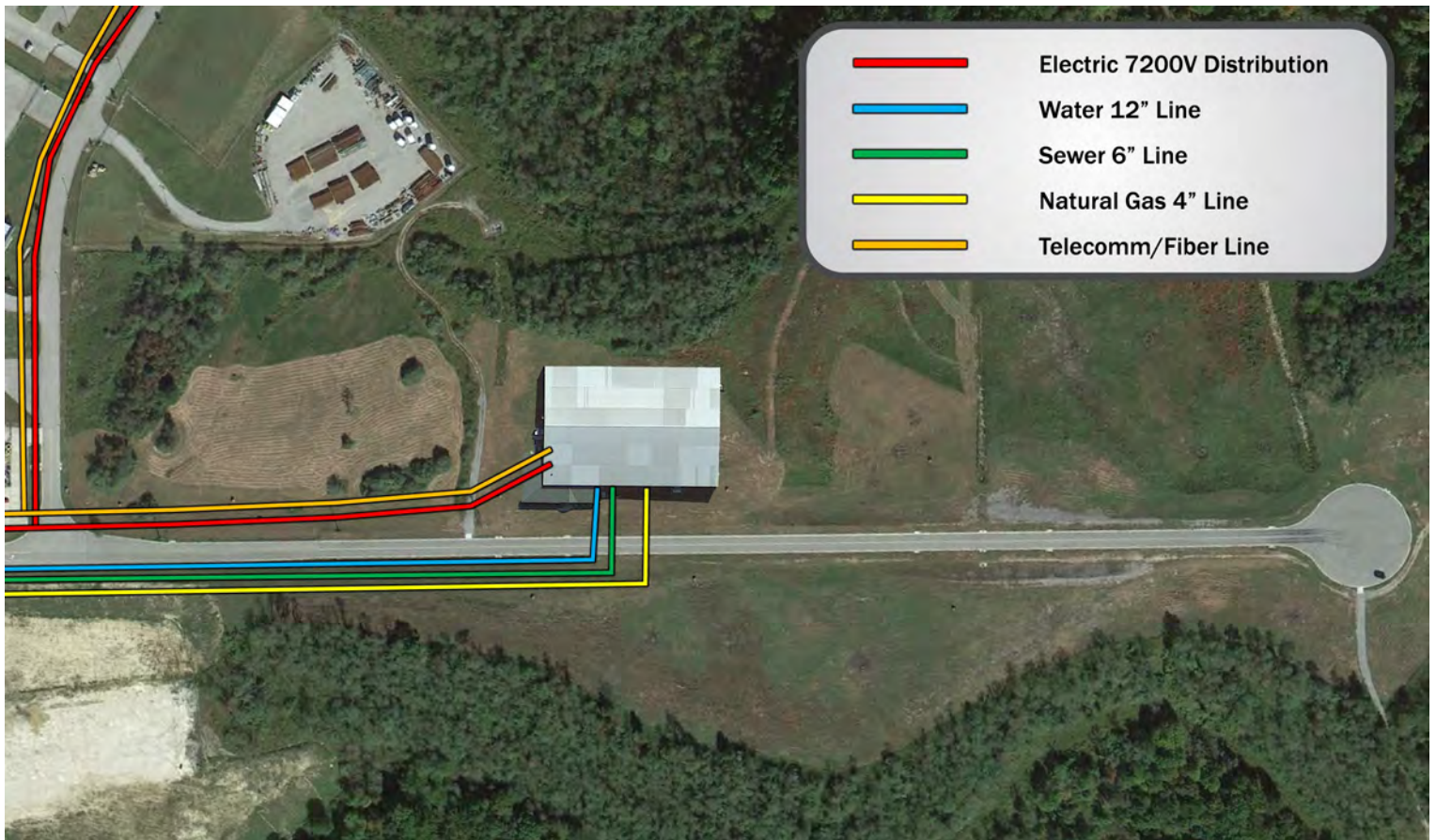
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2. Infrastructure Map

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



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3. Interior Photo

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4. Regional Transportation Map

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5. Local Map

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6. Data

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GENERAL INFORMATION

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

PROTECTIVE SERVICES

Fire Insurance Class Rating:	Class 7/9 ISO
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 Regional Medical Center is located 8 miles away and Paul B Hall Medical Center is 15

NATURAL GAS

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

ELECTRIC UTILITY

Provider:	AEP/Kentucky Power
Transmission Voltage to Building:	69Kv & 138Kv
Distribution Voltage to Building:	3 Phase / 480 V
Secondary Voltage to Building:	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:	Yes
Treatment Plant Type	Aerated Lagoon
Treatment Plant Rated Capacity:	1 MGD
Treatment Plant Excess Capacity:	474,000 GPD

WATER

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

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

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 building
Distance to Regional Airport:	Big Sandy Regional Airport is adjacent to the building
Distance to National/International Airport:	CRW (Yeager Airport in Charleston, WV) is 120 Miles from building; BlueGrass Airport in Lexington, KY is 136 Miles from building
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
Nearest Landfill:	15 Miles
Nearest Hazardous Waste Landfill:	60 Miles