

MARTIN INDUSTRIAL BUILDING



Property Advantages:

- ⇒ 55,000 Square Feet
- ⇒ All Utilities Available
- ⇒ Adjacent to Regional Airport
- ⇒ 2 Overhead Cranes

DEBORD, MARTIN COUNTY, KENTUCKY

37° 45' 39.26"N - 82° 38' 49.68"W



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CEO

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“Elevating Industry”

MARTIN INDUSTRIAL BUILDING



1. Aerial Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'39.26"N - 82°38'49.68"W

55,000 SF Available
Industrial Building located in
Eastern Kentucky Business Park

14.5 Total Acres

15+/- Additional
Acres Available



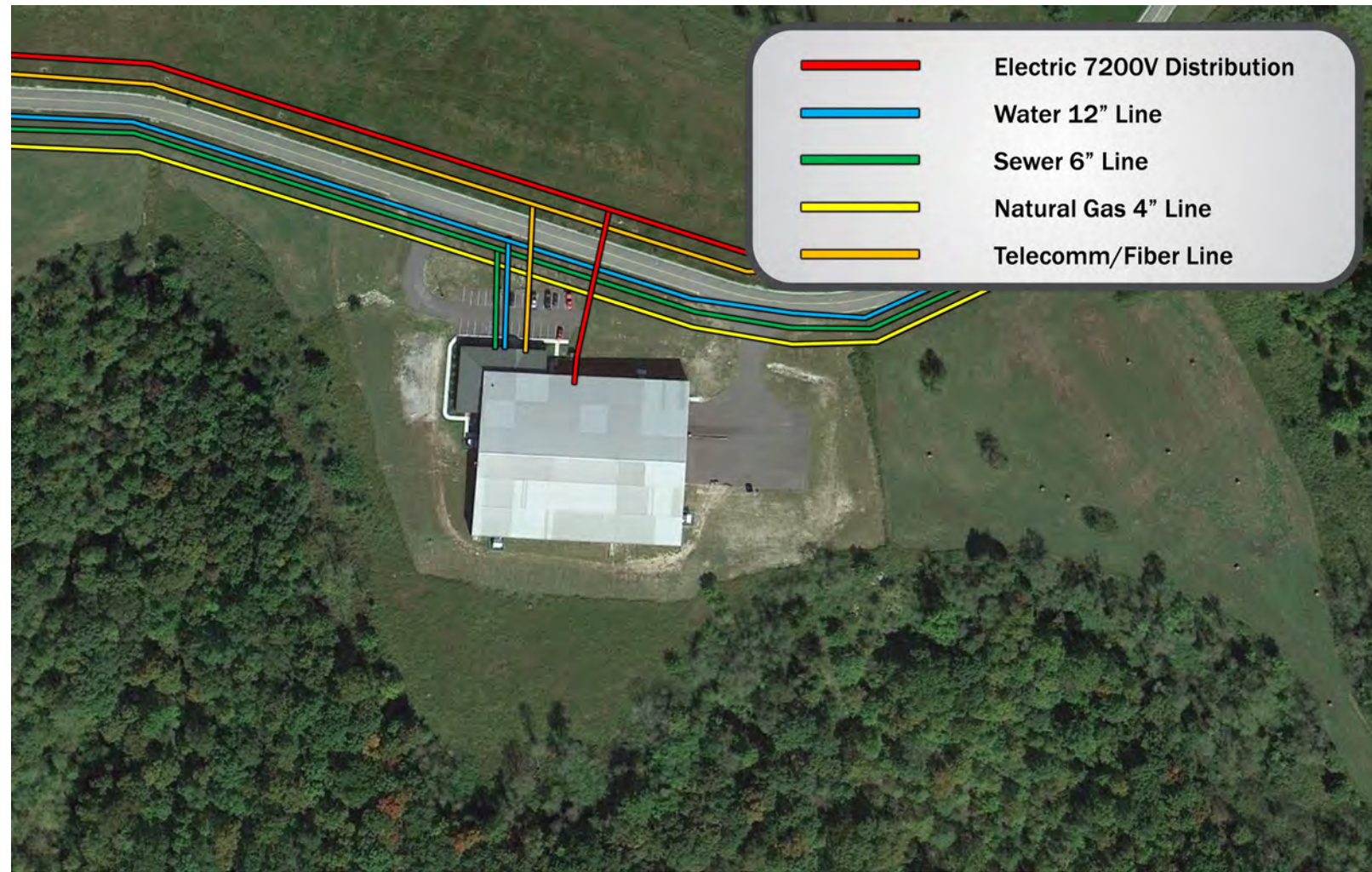
“Elevating Industry”

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2. Infrastructure Map

DEBORD, MARTIN COUNTY, KENTUCKY 37° 45' 39.26" N - 82° 38' 49.68" W



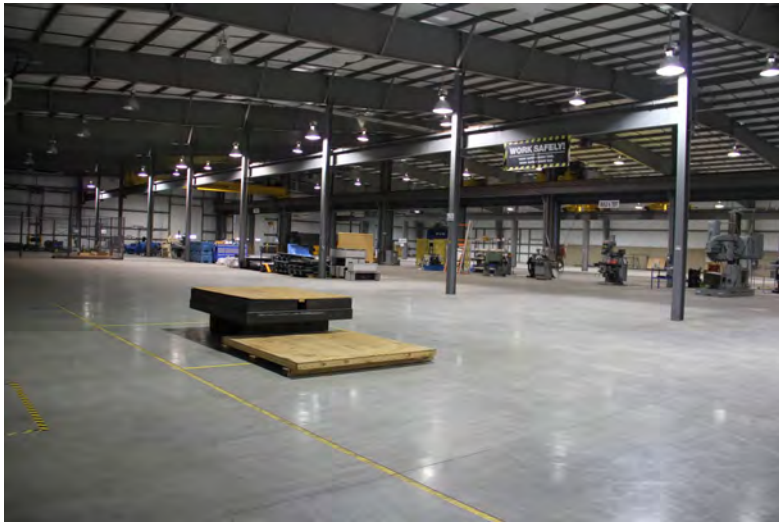
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3. Interior Photos

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'39.26"N - 82°38'49.68"W



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4. Regional Transportation Map

DEBORD, MARTIN COUNTY, KENTUCKY 37° 45' 39.26" N - 82° 38' 49.68" W



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5. Local Map

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'39.26"N - 82°38'49.68"W



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6. Data

DEBORD, MARTIN COUNTY, KENTUCKY 37°45'39.26"N - 82°38'49.68"W

GENERAL INFORMATION

| | |
|------------------------------|--|
| Building Name: | Martin Industrial 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: | 55,000 SF |
| Additional Acreage: | 14.5 |
| Construction Type: | Metal on Steel Frame |
| 100 Year Floodplain: | No |
| Ceiling Height: | Min: 28' Max: 35' |
| Floor Thickness: | 6" Reinforced Concrete |
| Column Spacing: | 60' X 25' |
| Overhead Doors: | 2 Drive-in Dock Doors, 2 Loading Docks |
| Parking Spaces: | 32 w/ Ability to Expand |

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 |