

GATEWAY INDUSTRIAL PARK



Property Advantages:

- ⇒ 260 Available Acres
- ⇒ Adjacent to US HWY 23 Industrial Corridor
- ⇒ All Utilities Available

JENKINS, LETCHER COUNTY, KENTUCKY

37° 09' 49.13" N - 82° 39' 27.86" W



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CEO

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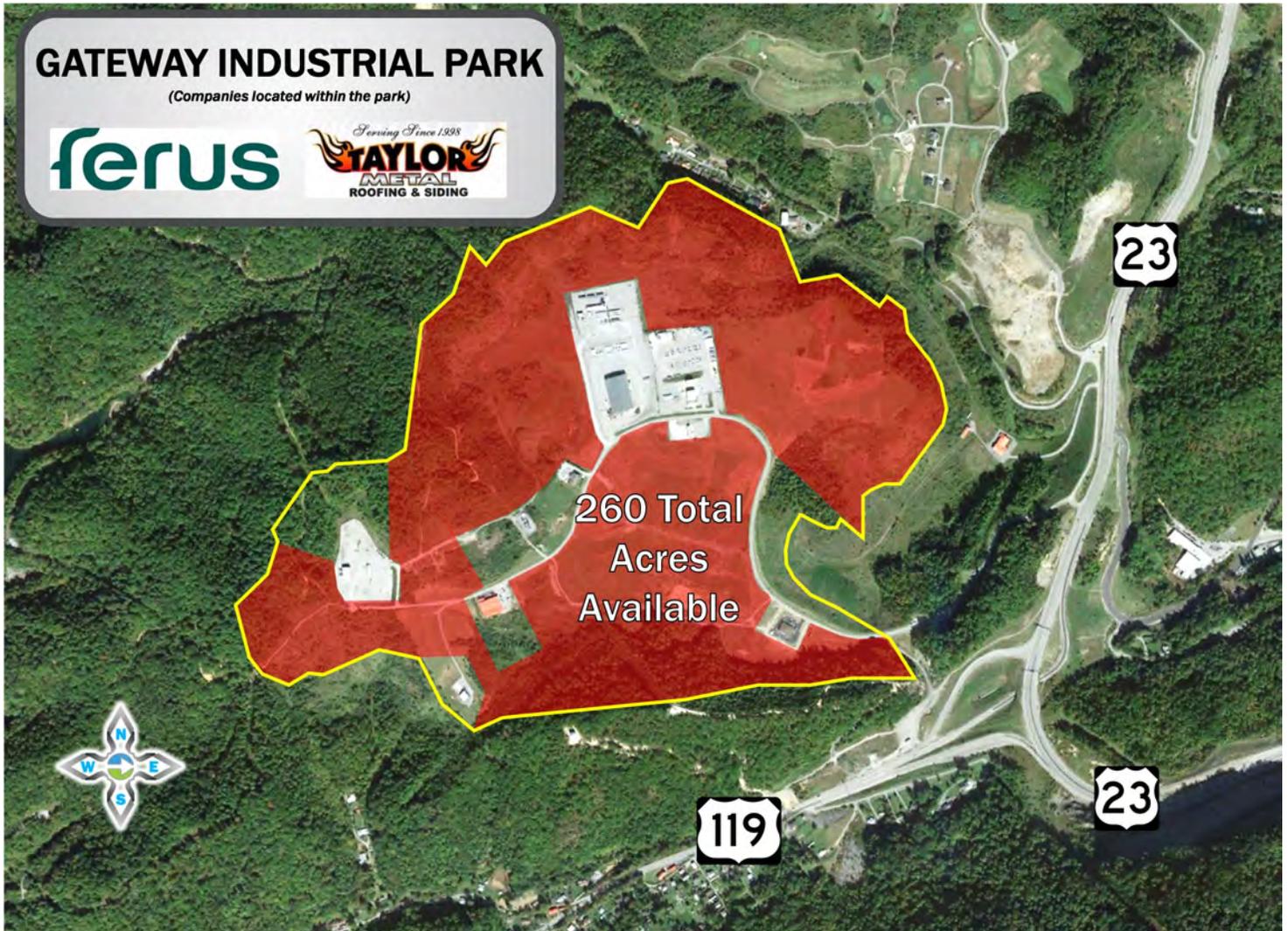
“Elevating Industry”

GATEWAY INDUSTRIAL PARK



1. Aerial Map

JENKINS, LETCHER COUNTY, KENTUCKY 37°09'49.13"N - 82°39'27.86"W



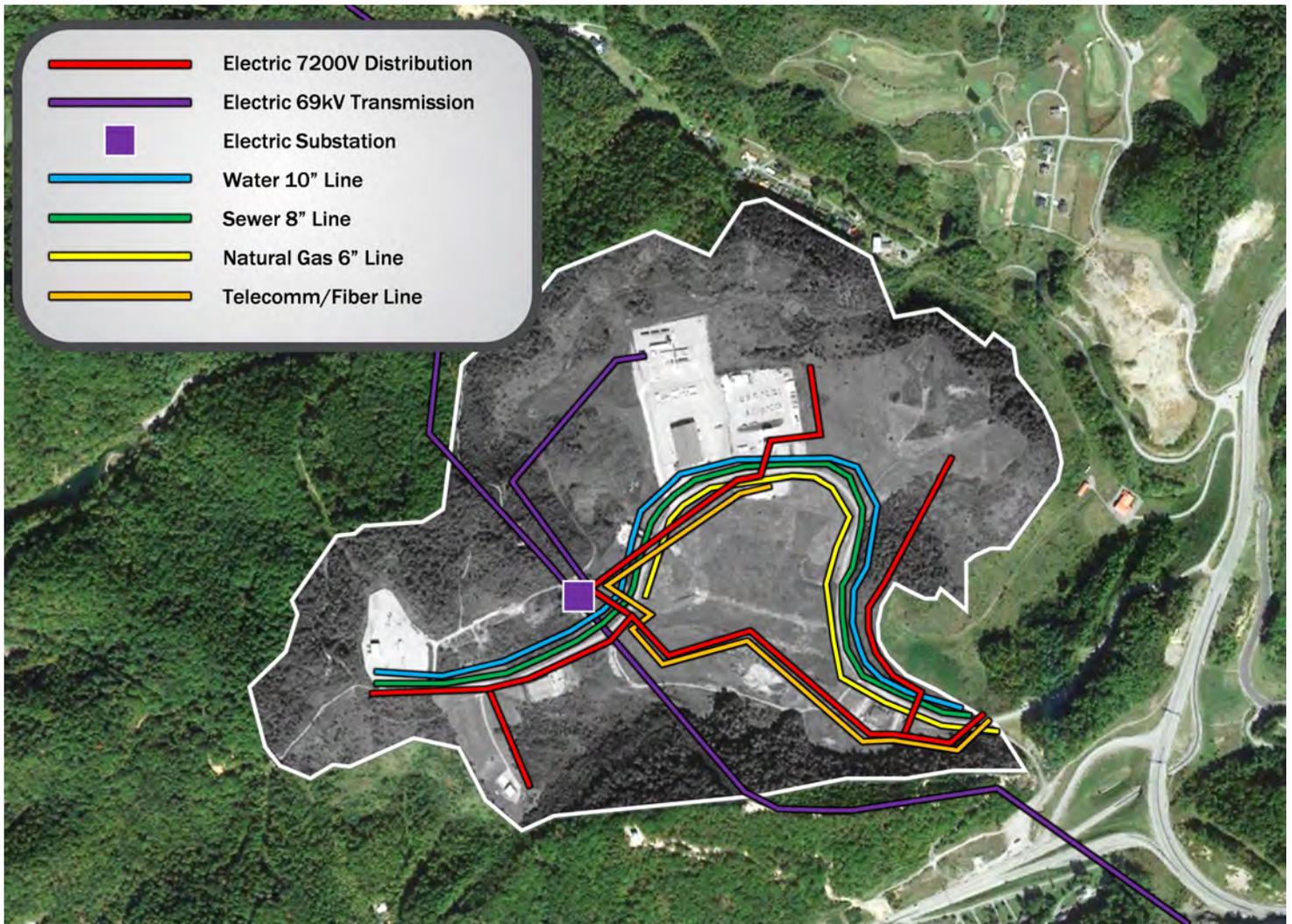
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2. Infrastructure Map

JENKINS, LETCHER COUNTY, KENTUCKY 37°09'49.13"N - 82°39'27.86"W



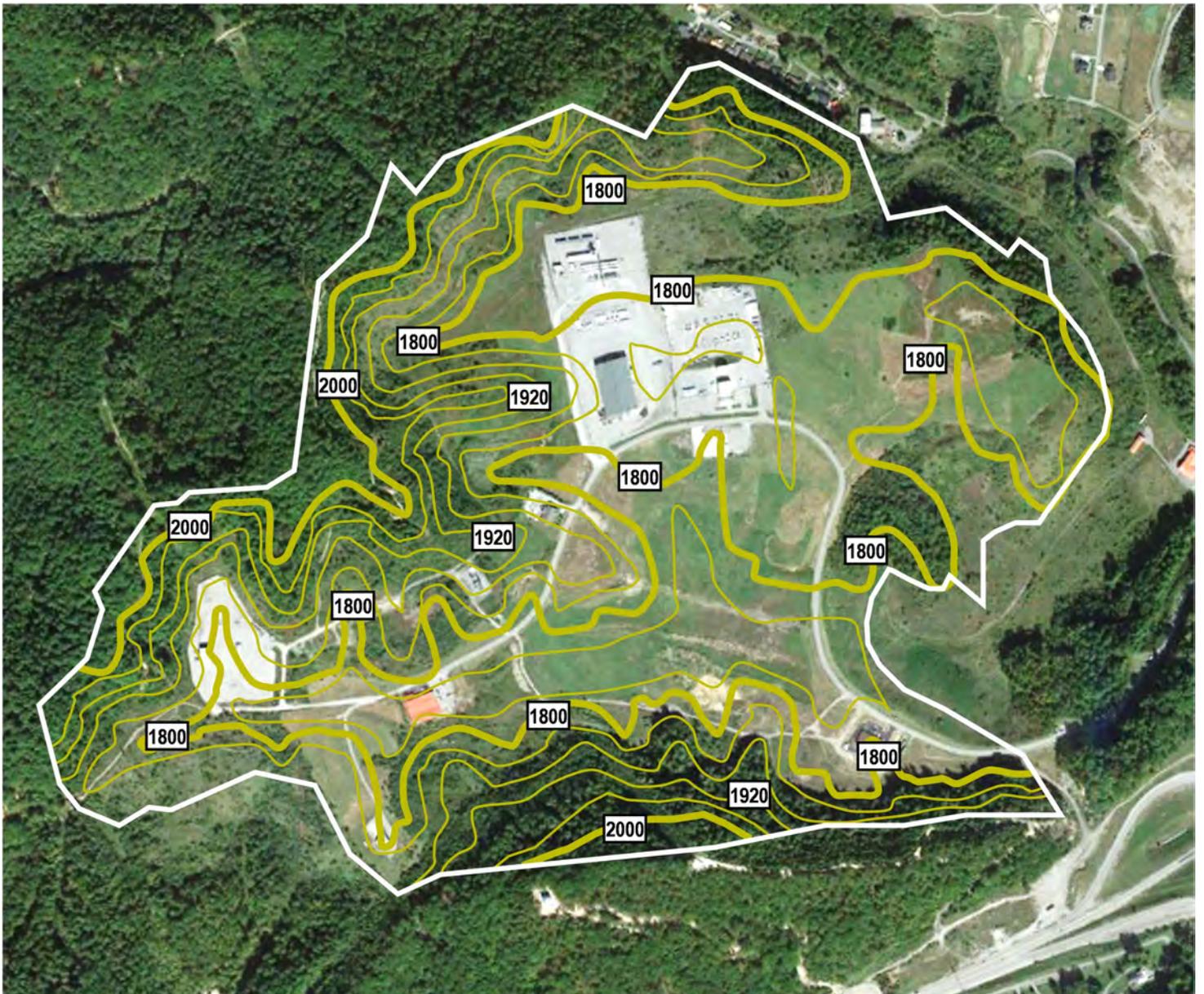
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3. Topography Map

JENKINS, LETCHER COUNTY, KENTUCKY 37°09'49.13"N - 82°39'27.86"W



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4. Regional Transportation Map

JENKINS, LETCHER COUNTY, KENTUCKY 37°09'49.13"N - 82°39'27.86"W



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5. Local Map

JENKINS, LETCHER COUNTY, KENTUCKY 37°09'49.13"N - 82°39'27.86"W



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6. Data

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GENERAL INFORMATION

Site Name:	Gateway Industrial Park
Owner/Broker:	Gateway Industrial Development Authority
Address:	Gateway Industrial Park Dr., Jenkins, KY
Telephone Number:	270.832.5990
Ownership:	Publicly Owned
Other Tenants Nearby:	Ferus, Taylor Metal
Zoning:	Industrial—Light
Acreage:	260 Acres
100 Year Flood-plain:	No
Elevation:	Min:1800 Max:2000
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/Windstream
ISDN Available from C.O.:	Yes
Location of Closest Major Carrier POP (Miles):	N/A

TRANSPORTATION

Describe Highway Access:	4 Lane US HWY 23 is adjacent to park connecting to to Interstate 26, 63 miles south of park
Distance to Regional Airport:	Lonesome Pine Airport is 16 miles from park
Distance to National/International Airport:	Tri-Cities Airport is 75 Miles from park; BlueGrass Airport in Lexington, KY is 164 Miles from park;
Name of Nearest Port:	Port of Wurtland
Distance in Miles to Nearest Port:	133 Miles
Type of Port	Inland Riverport
Rail Service Carrier:	CSX
Main or Short Line:	Main
Spur to Location:	No
Distance to Rail Line:	N/A
Has Rail Access:	No
Has River Access:	No

ELECTRIC

Provider:	AEP/Kentucky Power
Transmission Voltage to Location:	69kV
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:	Jenkins Sewer District
Sewer Main Size	8" PVC
Is Use of Lift Required:	No
Treatment Plant Type	Activated Sludge
Treatment Plant Rated Capacity:	600,000 gpd
Treatment Plant Excess Capacity:	0 gpd

WATER

Provider:	Jenkins Water District
Water Main Size:	10"
Static Pressure:	N/A
Residual Pressure:	N/A
Flow Per Minute:	N/A
Treatment Plant Rated Capacity:	1 mgd
Treatment Plant Excess Capacity:	500,000 gpd

PROTECTIVE SERVICES

Fire Insurance Class Rating:	N/A
Distance to Nearest Police Station:	Jenkins Police Department is 2 Miles away
Distance to Nearest Fire Station:	Jenkins Fire Department is 3 Miles Away
Distance to Nearest Hospital:	Appalachian Regional Healthcare is 12 miles away

NATURAL GAS

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