

PERRY COUNTY INDUSTRIAL BUILDING

Property Advantages:

- ⇒ 200,000 Square Feet
- ⇒ Adjacent to FedEx Facility
- ⇒ 300,000 SF Concrete Pad Behind Building for Expansion



CHAVIES, PERRY COUNTY, KENTUCKY

37° 21' 42.68"N - 83° 16' 49.89"W



Charles Sexton

CEO

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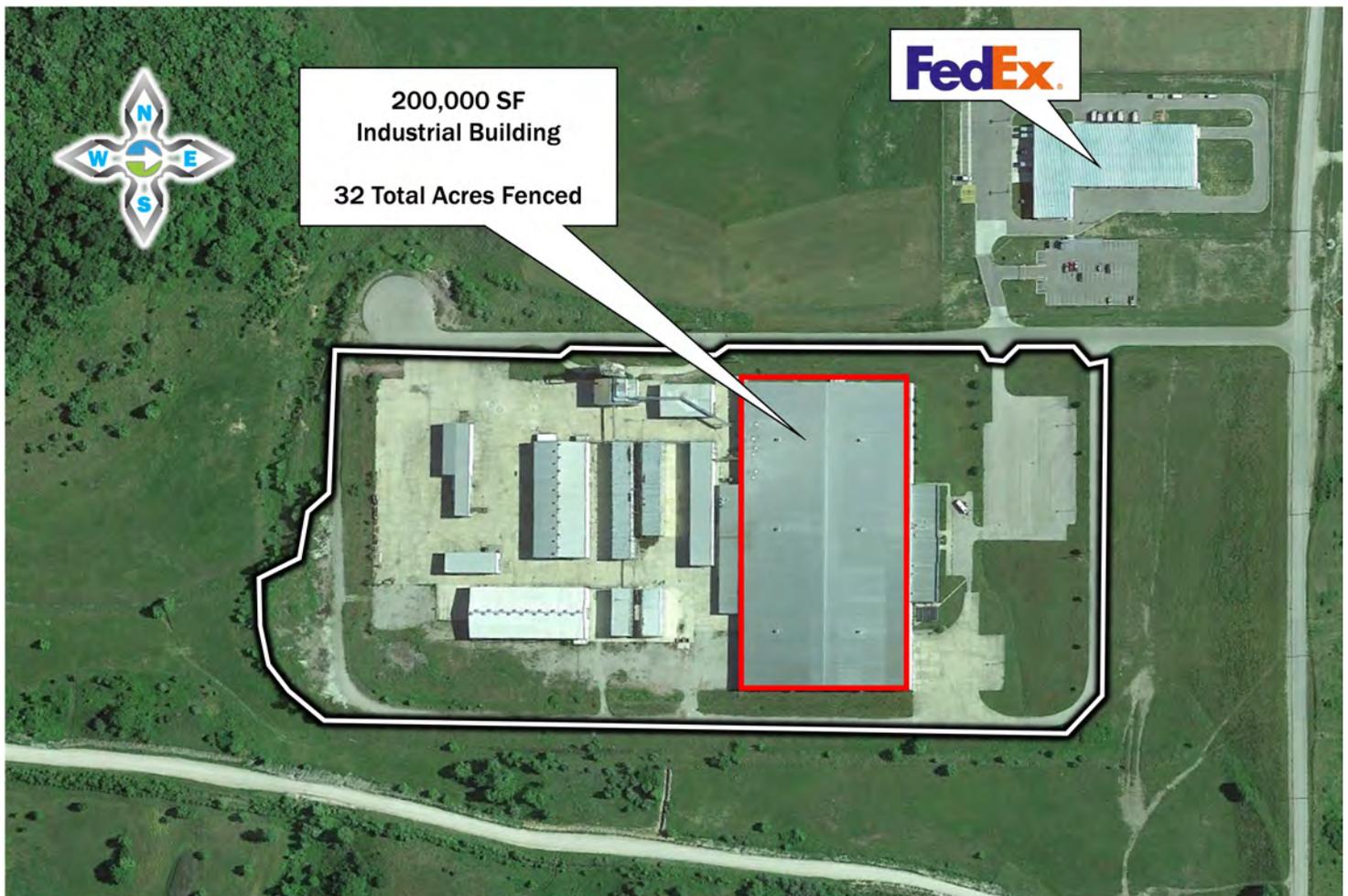
“Elevating Industry”

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1. Aerial Map

CHAVIES, PERRY COUNTY, KENTUCKY 37°21'42.68"N - 83°16'49.89"W



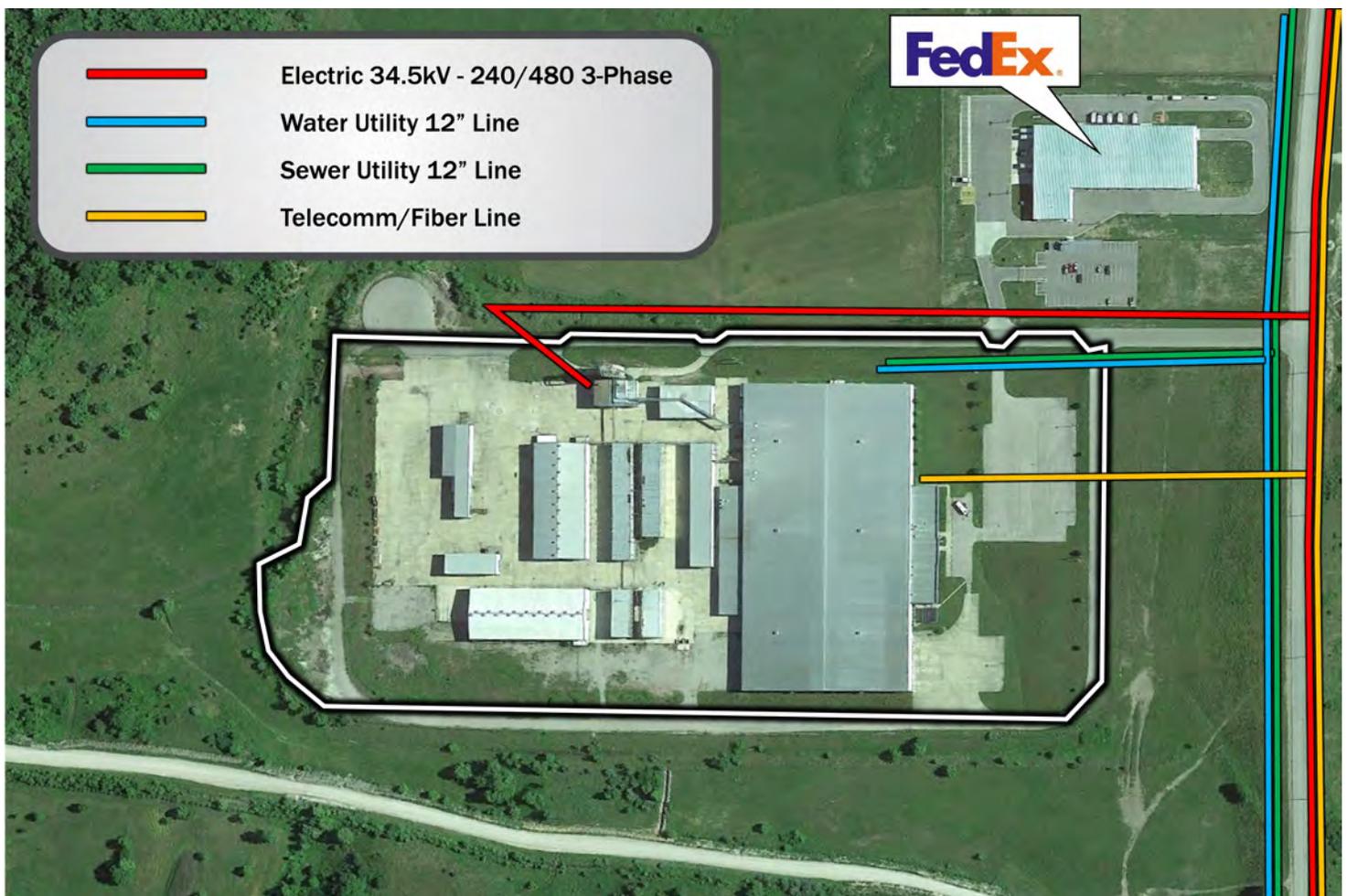
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2. Infrastructure Map

CHAVIES, PERRY COUNTY, KENTUCKY 37°21'42.68"N - 83°16'49.89"W



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3. Interior Photo (Panorama)

CHAVIES, PERRY COUNTY, KENTUCKY 37°21'42.68"N - 83°16'49.89"W



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4. Regional Transportation Map

CHAVIES, PERRY COUNTY, KENTUCKY 37°21'42.68"N - 83°16'49.89"W



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5. Local Map

CHAVIES, PERRY COUNTY, KENTUCKY 37° 21' 42.68" N - 83° 16' 49.89" W



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6. Data

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GENERAL INFORMATION

Building Name:	Perry County Industrial Building
Owner/Broker:	Everett Hannah
Address:	101 Woodmark Way, Chavies, KY 41727
Telephone Number:	270.832.5990
Ownership:	Privately Owned
Other Tenants Nearby:	Federal Express, Sykes Call Center
Zoning:	Industrial—Light
Square Footage:	190,400 Manufacturing / 10,000 Office Space
Additional Acreage:	100
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:	3 Drive-in Dock Doors; 7 Truck-Height Dock Doors
Parking Spaces:	250

PROTECTIVE SERVICES

Fire Insurance Class Rating:	Class 9
Distance to Nearest Police Station:	Kentucky State Police and Perry County Sheriff are 10 miles away
Distance to Nearest Fire Station:	Hazard Fire Department is 4 miles away
Distance to Nearest Hospital:	Appalachian Regional Healthcare and UK Healthcare Hospital are 9 miles from the park

NATURAL GAS

Provider:	N/A
Gas Main Size:	N/A
Distance in Feet from Building to Gas Main:	2,500 Feet
Gas Pressure:	N/A
Heat Value:	N/A

ELECTRIC UTILITY

Provider:	AEP/Kentucky Power
Transmission Voltage to Building:	69Kv & 138Kv
Distribution Voltage to Building:	480V, 3-Phase
Secondary Voltage to Building:	??
Is Dual Feed Available from 1 Substation:	Yes
Is Dual Feed Available from 2 Substations:	??

SEWER

Provider:	Hazard Utilities
Sewer Main Size:	12"
Is Use of Lift Required:	No
Treatment Plant Type:	Activated Sludge
Treatment Plant Rated Capacity:	3 MGD
Treatment Plant Excess Capacity:	1.8 MGD

WATER

Provider:	Hazard Utilities
Water Main Size:	12"
Static Pressure:	
Residual Pressure:	
Flow Per Minute:	
Treatment Plant Rated Capacity:	5 MGD
Treatment Plant Excess Capacity:	544,000 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
ISDN Available from C.O.:	Yes
Location of Closest Major Carrier POP (Miles):	12 Miles

TRANSPORTATION

Describe Highway Access:	2 Lane State HWY 15 is adjacent to park connecting to Hal Rogers Parkway (4-Lane). Hal Rogers Parkway connects to Interstate 75, 67 miles west of park
Distance to Regional Airport:	Wendell H Ford Regional Airport is 2 miles north of the park
Distance to National/International Airport:	BlueGrass Airport in Lexington, KY is 110 Miles from park; Tri-Cities Airport in Kingsport, TN is 132 Miles from the park
Name of Nearest Port:	Port of Wurtland
Distance in Miles to Nearest Port:	117 Miles
Type of Port:	Inland Riverport
Rail Service Carrier:	CSX
Main or Short Line:	Main
Spur to Location:	No
Distance to Rail Line:	41,000 Feet
Has Rail Access:	No
Has River Access:	No
Nearest Landfill:	1 Mile
Nearest Hazardous Waste Landfill:	60