

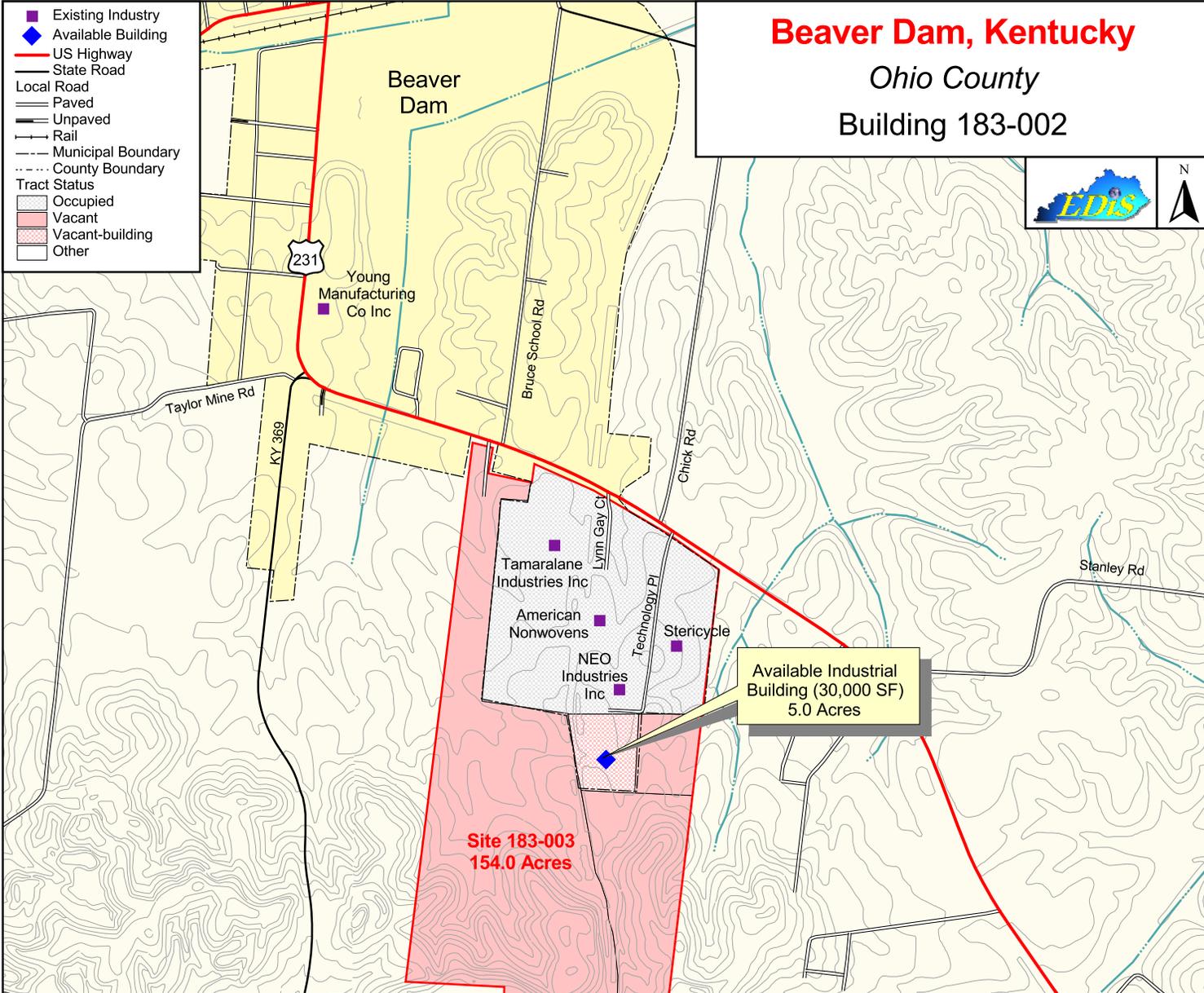
Beaver Dam, Kentucky

Ohio County

Building 183-002



- Existing Industry
- ◆ Available Building
- US Highway
- State Road
- Local Road
- Paved
- Unpaved
- Rail
- Municipal Boundary
- County Boundary
- Tract Status
- Occupied
- Vacant
- Vacant-building
- Other



Available Industrial Building (30,000 SF)
5.0 Acres

Site 183-003
154.0 Acres

Beaver Dam Building Available Industrial Building 183-002 30,000 sq.ft./2,790 sq.meters

LOCATION: 3 Technology Drive, Beaver Dam, KY
 ZONING: I-2 Light Industrial
 HIGHWAY ACCESS: Western KY Pkwy -- 2 miles; W. H. Natcher Pkwy -- 5 miles; I-65 -- 49 miles
 COMMERCIAL AIR ACCESS: Evansville Regional Airport (Evansville, IN)
 Distance: 70.0 miles from building
 RAIL: Paducah & Louisville Railway Inc located 1.0 mile north of the building
 WATER: Beaver Dam Municipal Water Department
 Size Line: 10-inch line at building
 SEWER: Beaver Dam Municipal Sewer District
 Size Line: 8-inch line at building
 NATURAL GAS: Atmos Energy Corporation
 Size Line: 4-inch line at building
 ELECTRICITY: E.ON U S - KU
 BROADBAND (Type:Service): Cable: New Wave Communications; DSL, Wireless: AT&T; Wireless: Ohio County Direct Net
 OWNER: Ohio County Industrial Foundation
 OWNER REPRESENTATIVE: Ohio County Industrial Foundation
 SALE PRICE: \$500,000
 LEASE PRICE: \$2.00 p.s.f./yr.

