

# GFB Building 91 Industrial Drive Cadiz, Kentucky 42211

Longitude: -87.7495842970605

Latitude: 36.8740577814717

In order to meet your project needs, Trigg County, Kentucky offers a 13,000 square foot GFB Building located in Trigg County Business Park in Cadiz, Kentucky. It is located on 7.5 acres with a population base of 427,269 within a 40-mile radius.

## Building Attributes

- \* Zoned Industrial
- \* 12,000 sq. ft manufacturing space
- \* 1,000 sq. ft. of office space
- \* Constructed in 2005
- \* Ownership: Private
- \* Metal construction
- \* Primary use - manufacturing
- \* Ceiling Heights 24'
- \* 2 Outside Truck Docks
- \* 1 Drive-in Truck Door
- \* 6 inch floor thickness
- \* 4-inch gas line to building
- \* 10-inch water line to building
- \* 8-inch sewer line to building
- \* Served by Pennyriple Electric/TVA
- \* 3-phase electrical
- \* Gravel parking available - 60 plus spaces
- \* Technically skilled workforce

Price: \$754,000 (Negotiable)



## Building Access



- \* Located in Trigg County Business Park
- \* Adjacent to US Hwy 68/KY Hwy 80 (four lane)
- \* Within 0.5 miles of Interstate 24
- \* 93 miles to Nashville International Airport
- \* 17 miles to Eddyville Riverport
- \* Population base of 427,269 within a 40-mile radius
- \* Labor force base of 202,745 within a 40-mile radius
- \* **Part of a 289,000 MSA**



### \* Within 250 miles of major markets:

Chattanooga, TN	Louisville, KY
Huntsville, AL	Memphis, TN
Indianapolis, IN	Nashville, TN
Knoxville, TN	St. Louis, MO
Lexington, KY	Tupelo, MS

- \* Within 40 miles of 2 universities and 2 community college campuses

Sharon Butts, Executive Director

Cadiz-Trigg County Economic Development Commission

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Cadiz-Trigg County  
Economic Development  
Commission

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