

Superior Walls 44 Industrial Drive Cadiz, Kentucky 42211

Longitude: -87.74937496 Latitude: 36.87520903

In order to meet your project needs, Trigg County, Kentucky offers a 62,000 square foot Superior Walls Building located in Trigg County Business Park in Cadiz, Kentucky. It is located on 12 acres with a population base of 427,269 within a 40-mile radius.

Building Attributes

- * 62,000 sq. ft manufacturing space
- * 4,000 sq. ft. of office space
- * Constructed in 1995
- * Ownership: Private
- * Ceiling Heights 24'
- * Full coverage sprinkler system
- * 2 Bays serviced by 5 ton overhead cranes
- * 2 Wide unloading docks with electric lifts
- * 6 inch floor thickness
- * 6 drive thru doors
- * 4-inch gas line to building
- * 8-inch sewer line to building
- * 6-inch water line to building
- * Served by Pennyriple Electric/TVA
- * 3 acres of parking
- * Technically skilled workforce

Sale Price \$ 845,000 / Lease may be considered

Sale Price is Negotiable



For Virtual Tour of Building go to:

www.triggindustry.com

* **8.8 additional acres available across street for sale, same owner**
(See Below)

Sale price for 8.8 acres \$ 85,000



Building Access

- * Adjacent to US Hwy 68/KY Hwy 80 (four lane)
- * Within one mile 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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www.triggindustry.com



Cadiz-Trigg County
Economic Development
Commission