

D & W Finepack Building

134 Roger Thomas Road

Cadiz, Kentucky 42211

Longitude: 36° 52'20.75"N

Latitude: 87° 45'55.29"W

In order to meet your project needs, Cadiz- Trigg County, Kentucky offers a 90,000 sq. ft. building located in Trigg County Commerce Park in Cadiz, Kentucky. It is located on 14.425 acres with a population base of 427,269 within a 40-mile radius.

Building Attributes

- * Ownership: Private
- * Zoned Industrial
- * Total sq. ft. 90,000
- * 1,200 sq. ft. of office space
- * Metal construction
- * Primary use - manufacturing /warehousing
- * Ceiling Heights 23'
- * 5 Loading Docks
- * 6 Overhead ground level doors
- * 6 inch floor thickness
- * 4-inch gas line to building
- * 10-inch water line to building
- * 8-inch sewer line to building
- * Served by Pennyrite Electric/TVA
- * 3-phase electrical
- * Gravel parking available - 60 plus spaces
- * Technically skilled workforce
- * Certified Kentucky Work Ready Community
- * Certified TVA Silver Level Sustainable Community

Price: \$ 1,750,000.00 (Negotiable)



Building Access



- * Located in Trigg County Commerce Park
- * Adjacent to US Hwy 68/80 (four lane)
- * Within 1.5 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

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