


Interstate Business Park

489 International Drive - Cadiz, Kentucky

(36° 52' 53.962"N 87° 44' 58.478"W)

In order to meet your project needs, Trigg County, Kentucky offers the Cadiz-Trigg County Interstate  Industrial Park, 15 acre pad ready site within one mile of I-24 and a population base of 427,269 within a 40-mile radius. The estimated time savings for construction on pad ready site is 5 - 7 months.

SITE ATTRIBUTES

- * 15 acre pad ready site
- * Property prepared for 100,000 sq. ft. building
- * Owned by the Cadiz-Trigg County Industrial Foundation
- * Zoned Industrial
- * Gently rolling topography from 510' to 530'
- * 4-inch gas line to site
- * 10-inch water line to site
- * 8-inch sewer line to site
- * Three-phase underground to site
- * Phase 1 Environmental Report, Geotech and Resistivity Reports available
- * Technically skilled workforce
- * **Certified "KY Work Ready Community"**



SITE ACCESS

- * Grade and draining completed for parking
- * Retention basin and draining completed
- * Driveway for trucks completed
- * Estimated building construction time: 7 months

- * Adjacent to US Hwy 68/KY Hwy 80 (four lane)
- * Within 1 mile of Interstate 24
- * 93 miles to Nashville International Airport
- * 17 miles to Eddyville Riverport
- * Population base of 463,000 within a 40-mile radius
- * Labor force base of 202,745 within a 40-mile radius
- * Within 250 miles of major markets:



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

- * **Part of a 291,000 MSA**
- * Within 40 miles of 2 universities and 2 community college campuses

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