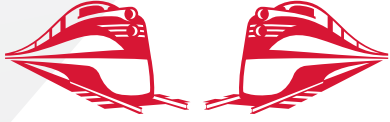


Rj Corman

Railroad Company



EMERSON BUILDING

RUSSELLVILLE, KY

OVERVIEW

TYPE: BUILDING

ACRES: 22.95

BUILDING SQ. FT: 225,000

DIVISIBLE: NO

ZONING: HEAVY INDUSTRIAL (I2)

OWNERSHIP: PRIVATE

FOR SALE/LEASE: FOR SALE

PRICE PER ACRE: \$26.67 PER SF



INDUSTRIAL DEVELOPMENT SITE

JAKE WEIR

DIRECTOR, COMMERCIAL & INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT

EMERSON BUILDING

RUSSELLVILLE, KY

LOCATION

Latitude, Longitude: 36.8392, -86.9125

County: Logan

PROPERTY DETAILS

Under Roof: 225,000 SF

Ceiling Height: 18'

Concrete Pad: 6" concrete floors

Inside Rail: Yes

Office Space: 20,000 SF

UTILITY

Electric Provider / Details: Pennyrile Rural Electric

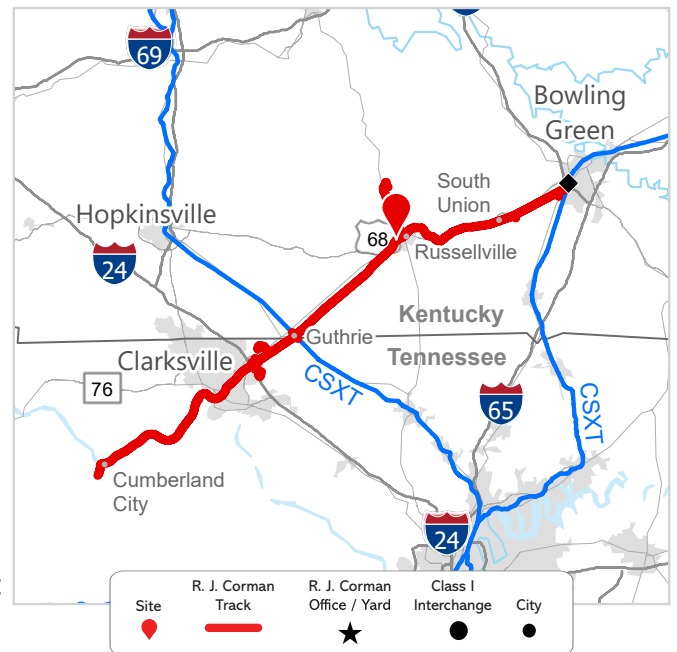
/ On Site; 2 - 4,000 amp main breakers;
480/277 volt; 3-phase

Water Provider / Details: City of Russellville (Logan/Todd Regional Water Commission) / On Site

Sewer Provider / Details: City of Russellville Sewer / On Site

Gas Provider / Details: Atmos Energy Corporation / On Site; 4" line at rear of building.

Telecom Provider / Details: Russellville Electric Plant Board / Service is readily available;
Fiber Speed: 1Gbps



TRANSPORTATION

Nearest Highway / Distance: US Hwy 431 / 0.22 miles

Nearest Interstate / Distance: I-24 / 27.5 miles

Nearest Airport / Distance: Nashville International Airport (BNA) / 60 miles

Nearest Port / Distance: Owensboro Riverport / 75 miles

R. J. CORMAN

Closest Distribution Center: South Union

Closest Transloading Facility: South Union

Class I Interchange Partner(s): CSX

Interchange Points(s): Bowling Green

Served by: RJCM



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