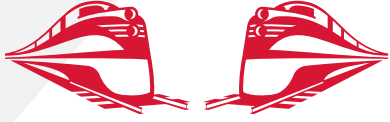


Rj Corman
Railroad Company



SPEC BUILDING @ SHELTON LANE INDUSTRIAL PARK

RUSSELLVILLE, KY

OVERVIEW

TYPE: BUILDING

ACRES: 16.43

BUILDING SQ. FT: 105,000

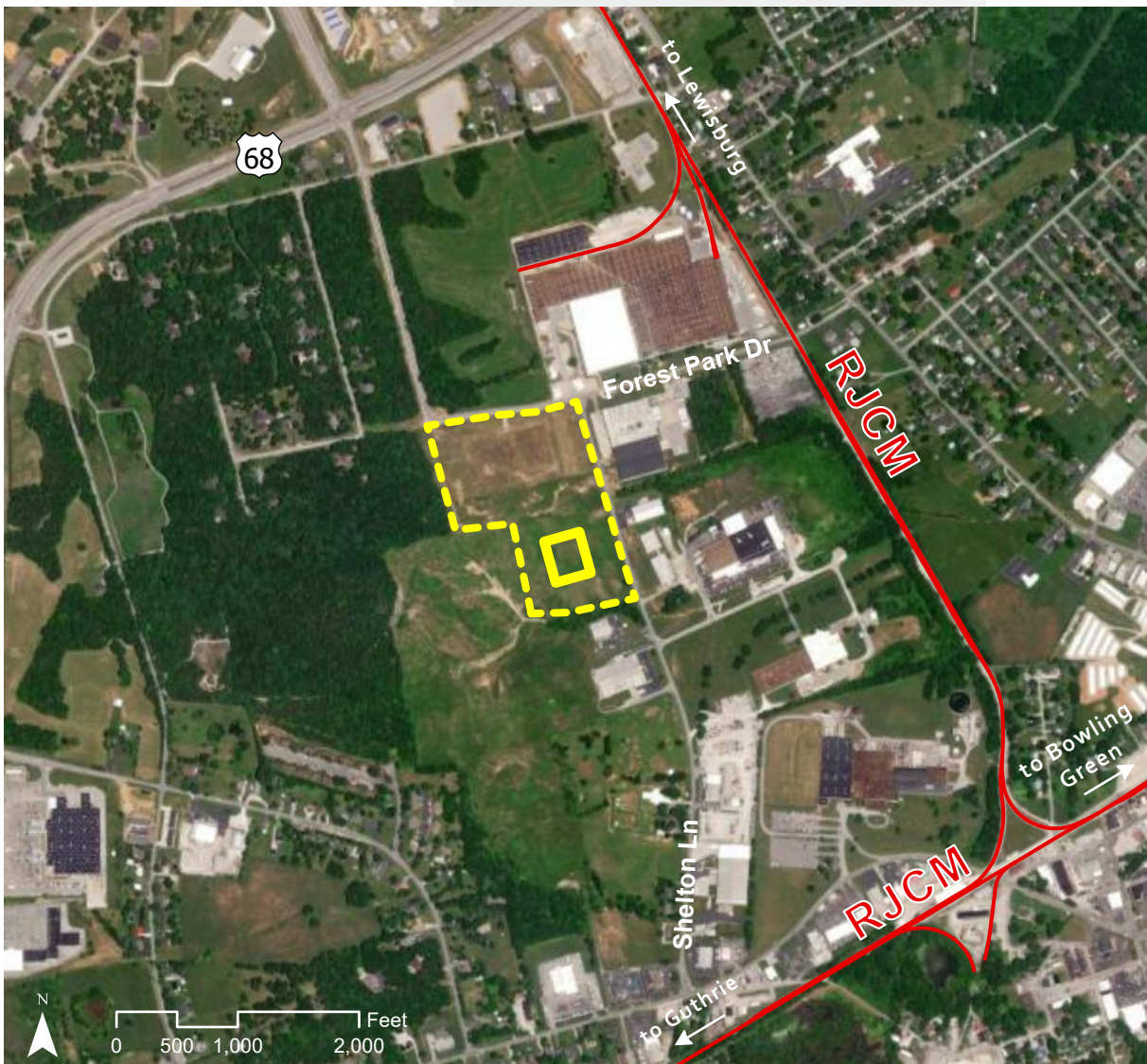
DIVISIBLE: NO

ZONING: HEAVY INDUSTRIAL

OWNERSHIP: PUBLIC

FOR SALE/ LEASE: SALE

PRICE PER UNIT: \$56.19



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INDUSTRIAL DEVELOPMENT SITE

SHELTON LANE INDUSTRIAL PARK

475 SHELTON LANE

LOCATION

Latitude, Longitude: 36.8511, -86.9047

County: Logan

PROPERTY DETAILS

Under Roof: 105,000 SF

Ceiling Height: 31

Office Space: 8000 SF

Due Diligence Conducted: Environmental,
Geotechnical, Geophysical

UTILITY

Electric Provider / Details: Russellville Electric Plant Board / 3-phase electric on site

Water Provider / Details: Logan/Todd Regional Water Commission / 8 in. line at street, adjacent to property

Sewer Provider / Details: City of Russellville Sewer / 8 in. line at street, adjacent to property

Gas Provider / Details: Atmos Energy Corporation / 4 in. line at street, adjacent to property

Telecom Provider / Details: Russellville Electric Plant Board / Broadband available to building

TRANSPORTATION

Nearest Highway / Distance: Hwy 68 / 0.5 miles

Nearest Interstate / Distance: I-24 / 30 miles

Nearest Airport / Distance: Nashville International
(BNA) / 61 miles

Nearest Port / Distance: Owensboro Riverport /
70 miles

RAIL

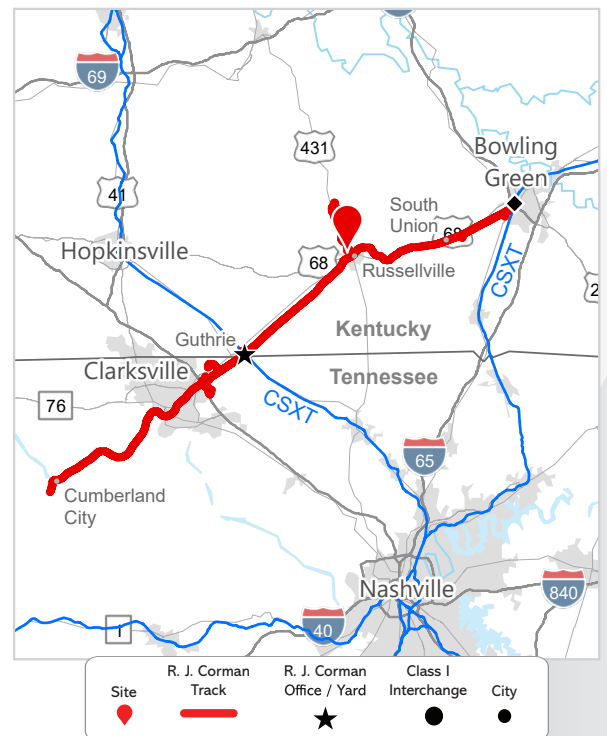
Closest Distribution Center: South Union

Closest Transloading Facility: South Union

Class I Interchange(s): Bowling Green

Class I Interchange(s): CSX

Served by: RJCM



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