

# KENTUCKY ENTERPRISE INDUSTRIAL PARK

## Property Advantages:

- ⇒ 300+ Available Acres
- ⇒ All Utilities Available
- ⇒ Adjacent to US HWY 23 Industrial Corridor

PIKEVILLE, PIKE COUNTY, KENTUCKY

37° 25' 29.22"N - 82° 32' 17.56"W



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***“Elevating Industry”***

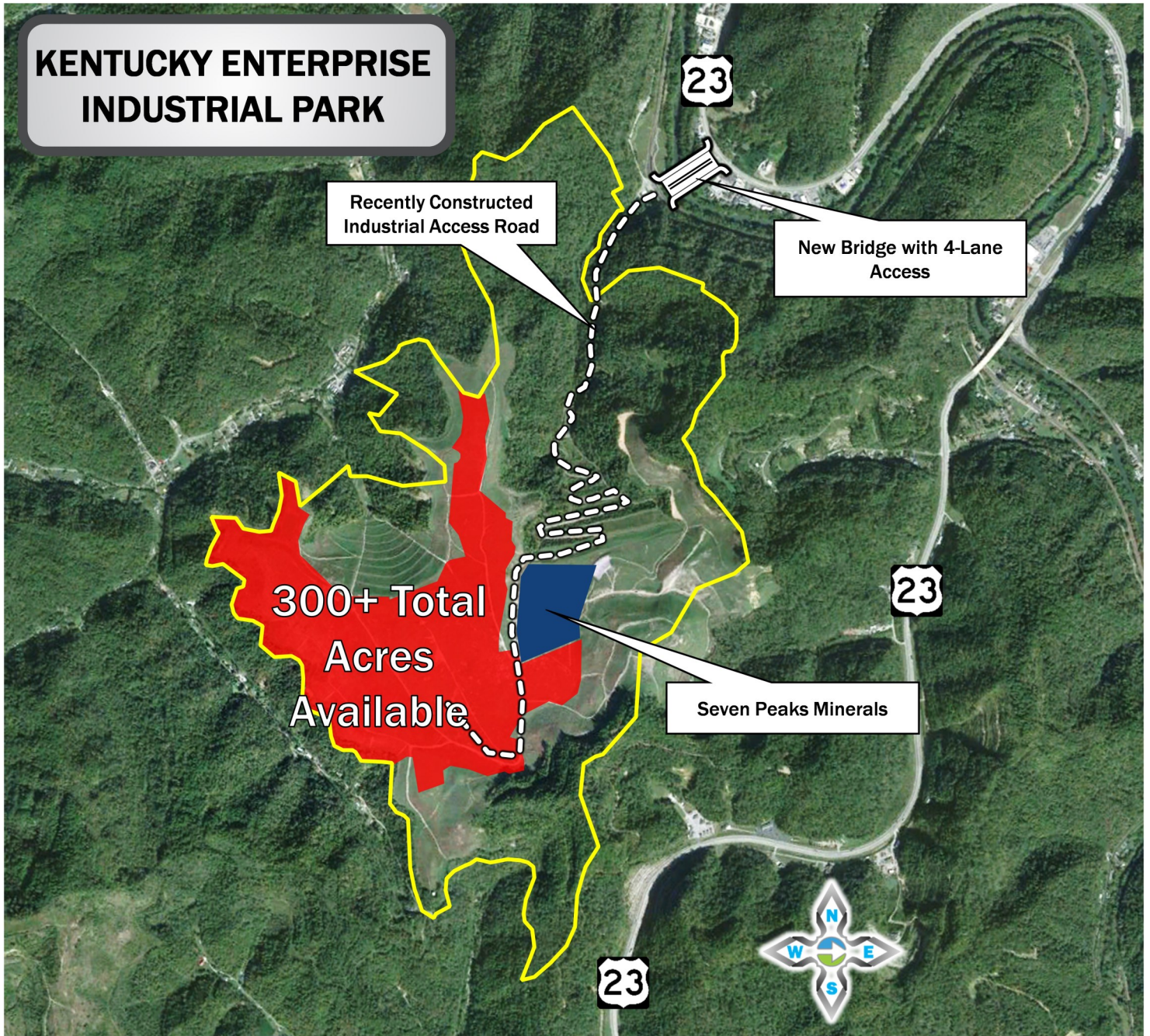


# KENTUCKY ENTERPRISE INDUSTRIAL PARK



## 1. Aerial Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W



*“Elevating Industry”*



# KENTUCKY ENTERPRISE INDUSTRIAL PARK



## 2. Proposed Lot Layout Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37° 25' 29.22"N - 82° 32' 17.56"W



**"Elevating Industry"**

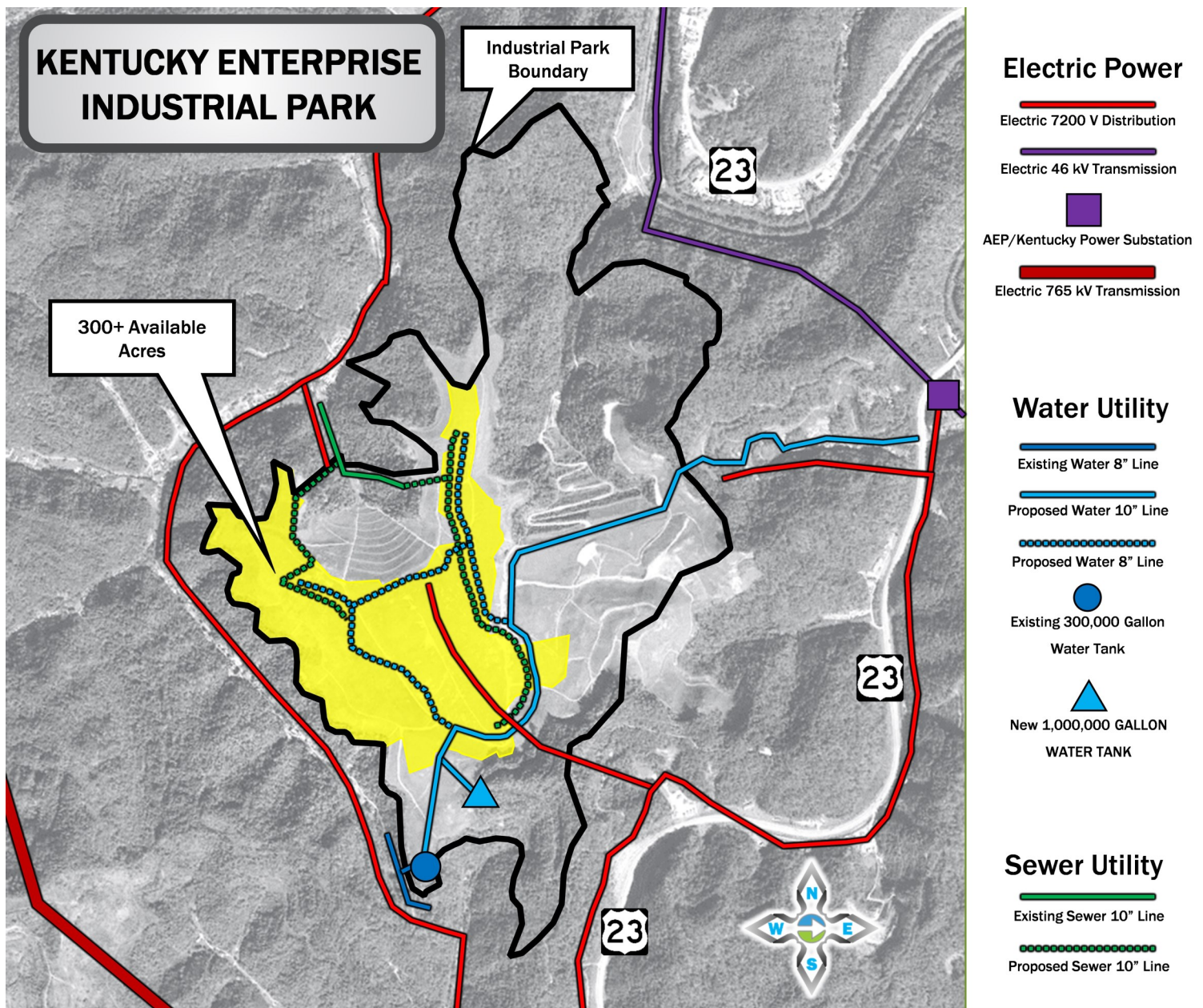


# KENTUCKY ENTERPRISE INDUSTRIAL PARK



## 3. Infrastructure Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37° 25' 29.22"N - 82° 32' 17.56"W



*"Elevating Industry"*



# KENTUCKY ENTERPRISE INDUSTRIAL PARK



## 4. Topography Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W



***"Elevating Industry"***

# KENTUCKY ENTERPRISE INDUSTRIAL PARK



## 5. Regional Transportation Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W



*“Elevating Industry”*



# KENTUCKY ENTERPRISE INDUSTRIAL PARK



## 6. Local Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W



**“Elevating Industry”**

# KENTUCKY ENTERPRISE INDUSTRIAL PARK



## 7. Data

PIKEVILLE, PIKE COUNTY, KENTUCKY 37° 25' 29.22"N - 82° 32' 17.56"W

### GENERAL INFORMATION

<b>Site Name:</b>	Kentucky Enterprise Industrial Park
<b>Owner/Broker:</b>	City of Pikeville, KY
<b>Address:</b>	Marions Branch Drive, Pikeville, KY
<b>Telephone Number:</b>	270.832.5990
<b>Ownership:</b>	Publicly Owned
<b>Other Tenants Nearby:</b>	Addington (Announced), Wrightway Rental & Supply, Fastenal
<b>Zoning:</b>	Industrial—Light
<b>Acreage:</b>	250+ Available
<b>100 Year Floodplain:</b>	No
<b>Elevation:</b>	Min: 1250 Max:1325
<b>Water Table:</b>	N/A
<b>Phase 1 Environmental:</b>	Yes

### ELECTRIC

<b>Provider:</b>	AEP/Kentucky Power
<b>Transmission Voltage to Location:</b>	47kV & 765kV
<b>Distribution Voltage to Location:</b>	7200V
<b>Secondary Voltage to Location:</b>	N/A
<b>Is Dual Feed Available from 1 Substation:</b>	Yes
<b>Is Dual Feed Available from 2 Substations:</b>	N/A

### NATURAL GAS

<b>Provider:</b>	Natural Gas Wells Located on Site
<b>Gas Main Size</b>	N/A
<b>Distance in Feet from Location to Gas Main:</b>	N/A
<b>Gas Pressure:</b>	N/A
<b>Heat Value:</b>	N/A

### TELECOMMUNICATIONS

<b>Local Exchange Carrier:</b>	AT&T Kentucky
<b>ASDL available from C.O. (Analog or Digital):</b>	Yes
<b>C.O. on Fiber Ring:</b>	Yes
<b>Can Dual Service Be Provided from 2 C.O.s</b>	Yes
<b>Fiber Available:</b>	Yes
<b>Fiber Provider:</b>	AT&T
<b>ISDN Available from C.O.:</b>	Yes
<b>Location of Closest Major Carrier POP (Miles):</b>	5 miles

### SEWER

<b>Provider:</b>	Pikeville Sewer
<b>Sewer Main Size</b>	10"
<b>Is Use of Lift Required:</b>	No
<b>Treatment Plant Type</b>	Activated Sludge
<b>Treatment Plant Rated Capacity:</b>	2 mgd
<b>Treatment Plant Excess Capacity:</b>	20,000 gpd (Sewer Upgrade Planned to Provide 3 MGD)

### WATER

<b>Provider:</b>	Pikeville Water
<b>Water Main Size:</b>	10"
<b>Static Pressure:</b>	N/A
<b>Residual Pressure:</b>	N/A
<b>Flow Per Minute:</b>	N/A
<b>Treatment Plant Rated Capacity:</b>	4.5 mgd
<b>Treatment Plant Excess Capacity:</b>	1.5 mgd

### TRANSPORTATION

<b>Describe Highway Access:</b>	4-Lane US HWY 23 is adjacent to park connected by Industrial Access Road. US HWY 23 connects to Interstate 64, 95 miles north of park and Interstate 26, 90 miles south of park.
<b>Distance to Regional Airport:</b>	Pike County Regional Airport / Hatcher Field is located 13 miles from park  Tri-Cities Airport in Kingsport, TN is 107 Miles from the park; CRW (Yeager Airport in Charleston, WV) is 120 Miles from park; BlueGrass Airport in Lexington, KY is 154 Miles from park;
<b>Name of Nearest Port:</b>	Port of Wurland
<b>Distance in Miles to Nearest Port:</b>	100 Miles
<b>Type of Port</b>	Inland Riverport
<b>Rail Service Carrier:</b>	CSX
<b>Main or Short Line:</b>	Main
<b>Spur to Location:</b>	No
<b>Distance to Rail Line:</b>	Adjacent to Park Entrance
<b>Has Rail Access:</b>	No
<b>Has River Access:</b>	No

### PROTECTIVE SERVICES

<b>Fire Insurance Class Rating:</b>	N/A
<b>Distance to Nearest Police Station:</b>	Pikeville Police Department is 4 miles from park
<b>Distance to Nearest Fire Station:</b>	Pikeville Fire Department is 4 miles from park
<b>Distance to Nearest Hospital:</b>	Pikeville Medical Center is 4 miles from park



# KENTUCKY ENTERPRISE INDUSTRIAL PARK



## 8. Incentives

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W

### Payroll Grant – Kentucky Business Investment (KBI) Program

This grant provides 5 percent of gross wages for up to 15 years for qualifying projects (10-plus new jobs, capital investment of at least \$100,000, average wage of at least \$9.06/hour plus benefits of an additional 15 percent)

### Corporate Tax Rebate – Kentucky Business Investment (KBI) Program

This credit can provide up to 100 percent of corporate income or limited liability entity tax arising from a project. The company may collect up to 100 percent of initial investment over a 15 year period of time as a credit against state corporate taxes.

### Sales and Use Tax Refund – Kentucky Enterprise Initiative Act (KEIA)

For new or expanding projects, KEIA provides a refund of Kentucky sales and use tax paid by approved companies for building and construction materials permanently incorporated as an improvement to real property. KEIA is also available for Kentucky sales and use tax refunds for eligible equipment.

### Real Estate Grant

We understand the need for your project to reduce start-up costs and are open to working on a mutually beneficial deal to get your project running and profitable as quickly as possible. Local Government entities will consider low-cost or free lease/sale transactions on property, existing buildings and/or build-to-suit for qualifying projects based on the number of jobs, wages and total investment dollars. These incentives are negotiable with Regional Industrial Development Authorities and Local Municipalities on publicly owned properties and are considered on a project-by-project basis.

### Workforce Training Incentives

By utilizing Kentucky's College System, new industry may qualify for up to 100% of eligible training costs associated with the hiring of new employees. The KCTCS-Trains program offers customizable workforce and industry training to relocating or expanding companies. Additional workforce incentives and grants are available through the Bluegrass State Skills Corporation.

### OJT Funding

Through our regional group, Eastern Kentucky Concentrated Employment Program (EKCEP), federal On-The-Job Training Funds may be used to cover up to 50% of new employee wages for a period of up to six months. This program provides significant payroll savings while putting our highly skilled laborers back into the workforce. This program is considered on a case-by-case basis and is not guaranteed.

*For more information on Kentucky Incentives, visit [www.ThinkKentucky.com](http://www.ThinkKentucky.com)*