

MANUFACTURING FACILITY LOCATED IN **ELIZABETHTOWN, KY** FOR SALE OR LEASE



Excellent
manufacturing facility
located in the
Hughes Industrial Park,
Elizabethtown, KY

Property Address:

**333 Peterson Drive
Elizabethtown, KY**

For More Information on
this facility contact:

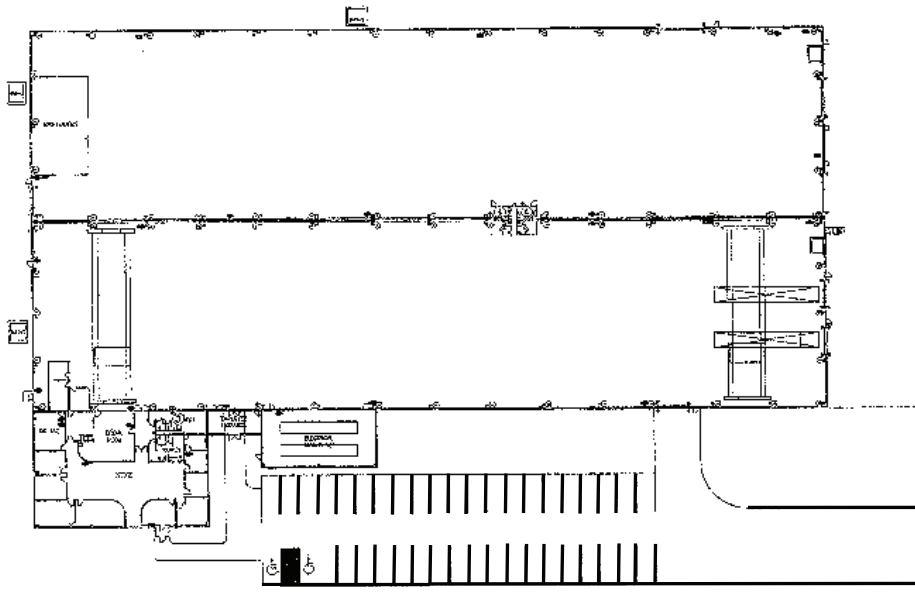
Richard A. (Rick) Games
Elizabethtown/Hardin County
Industrial Foundation
111 West Dixie Avenue
Elizabethtown, KY 42701
270-737-0300
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- Elizabethtown—located in central Kentucky along I-65 within a days drive of over 67% of the population of the United States.
- The Western Kentucky Parkway and the Bluegrass Parkway intersect the community and offer interstate quality connections to I-75 and I-24.
- Elizabethtown Regional Airport (EKX) conveniently located in the industrial park.
- Louisville International Airport (SDF) and UPS Worldport Hub located 35 miles to the north.
- Site served by the Paducah and Louisville Railway
- Numerous motor freight truck lines readily accessible to transport goods to any destination.

Building has a total of 88,530 sq. ft. expandable to 160,000 sq. ft.

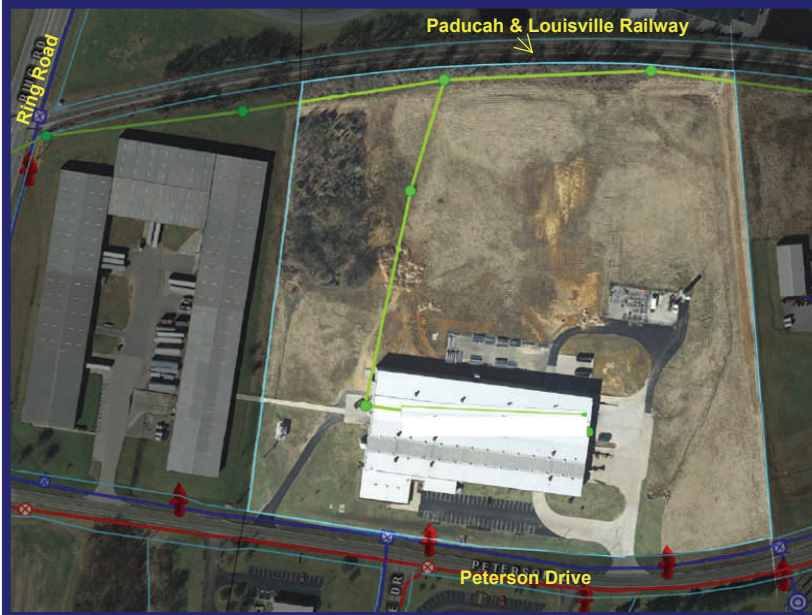
Office Area 5,818 sq. ft. Manufacturing/warehouse area 82,712 sq. ft.



Butler pre-engineered metal building constructed on heavy load bearing 9" concrete over concrete footings.

Office Area—5,818 sq. feet

- Masonry, architectural on poured concrete foundation.
- Double pane windows in metal frames
- Normal pedestrian glass front door
- Floor covering—carpet and tile.
- Acoustical ceiling tiles
- HVAC
- Restrooms
- Break-room
- 100% wet sprinklered



Manufacturing/warehouse Area—82,712 sq. ft.

- 20 acre lot with Paducah & Louisville Railway bordering rear property line. Rail service possible.
- Built in 1999 —addition added 2006
- Eave heights of manufacturing/warehouse is 30' and 32'
- Normal pedestrian doors, (2) dock high loading mechanical roll-up doors, mechanical levelers with compressor seals and bumpers, (4) grade level mechanical roll-up drive in doors
- Manufacturing area is two long rectangular bays measuring approx 422' x 100' with no columns. Each bay is clear span. Each manufacturing bay is equipped with heavy crane ways.
- Restrooms
- Asphalt parking. Truck access/staging areas—concrete
- Fire access roadway
- Landscaped Lot

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Your Realtor

