



Intermodal Land Site

53rd Street & Winchester Ave
Ashland, Kentucky 41101

Property Highlights

- +/-26 AC of industrial development land
- Rare opportunity to obtain a unique piece of property with a Heavy Industry Classification within the city limits
- Situated on Winchester Avenue from 53rd Street in Ashland continuing on Center Street to 11th Avenue in Catlettsburg
- Ohio River frontage with three river cells for tying barges alongside the shore
- Previously obtained site permits: KY Dept. of Natural Resources (DNR) surface permit, KY Division of Water (KYGE) permit, US Corps of Engineers waterways and tie-up permit
- Access to all city utilities and is within 5 miles of an electrical substation
- A portion of the 26 AC site previously operated as a coal dock for 15 years
- Rail spur/turnout possible
- +/-15,817 VPD in front of the site
- Sale Price: \$7,000,000 REDUCED TO \$3,900,000

Offering Summary

Sale Price:	\$3,900,000 REDUCED!
Lot Size:	26 Acres

Demographics 5 Miles 10 Miles 15 Miles

Total Households	21,498	57,554	84,573
Total Population	51,631	138,196	204,952
Average HH Income	\$58,128	\$58,509	\$57,429

For More Information



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Area Overview

- Site is located adjacent to the Marathon Marine Terminal and +/-2 miles north of the Catlettsburg Refinery, which is owned by Marathon Petroleum Corporation (<https://www.marathonpetroleum.com/>)
- Catlettsburg Refinery is on the western bank of the Big Sandy River, near the confluence with the Ohio River and has a total crude oil refining capacity of 277,000 barrels per calendar day and over 775 employees
- Catlettsburg Refinery processes sweet and sour crude oils into gasoline, distillates, asphalt, aromatics, heavy fuel oil and propane. Marathon Petroleum Corporation completed construction of a condensate splitter in 2015, increasing the refinery's capacity to process condensate from the Utica shale region. Pipelines, barges, transport trucks and rail are used to distribute products.
- Ashland is part of the "metro triangle" that includes Ironton, OH and Huntington, WV
- Ashland encompasses 17.02 square miles and is eastern Kentucky's largest urban area, as well as center for health care, commerce, banking and recreational activities
- CSX Railroad runs along front of the site; CSX is the largest rail network in the eastern US, with over 20,000 miles of track across 23 states; To learn more visit <https://www.csx.com/index.cfm/customers/new-to-csx-or-rail/get-acquainted/>



Photo Source: Marathon Petroleum Corporation

Miller tours Marathon marine terminal

By LUKE CREASY Aug 7, 2019 Updated Aug 7, 2019



CATLETTSBURG, Ky. - As part of an ongoing effort to gather information about transportation and infrastructure in her congressional district, U.S. Rep. Carol Miller, R-W.Va., spent Tuesday afternoon on a tour of two separate Marathon Petroleum Corp. facilities in Catlettsburg, Kentucky.

After a refinery tour of Marathon and a towboat tour of the company's Kenova Port on the Ohio River, the congresswoman, who sits on the Transportation and Infrastructure Committee, said she's gained a valuable new perspective on the importance of the maritime industry in the Tri-State area.

"This is who we are, and the river is a very important mode of transportation. You can't ignore that what occurs here is massive. Our infrastructures in southern West Virginia, Ohio and Kentucky are where we all meet," said Miller.

"People always talk about the roads, but there are bridges, rivers and railroads and it all connects. So I'm doing my best to familiarize myself with the district to identify what the biggest needs are and how I can help try and make it better."

Marathon's marine repair facility is a full-service marine shipyard located along the Ohio River in Catlettsburg. Their marine operations transport crude oil and refined products on the Ohio, Mississippi, Cumberland and Tennessee rivers and their tributaries, as well as intercoastal waterways. The company employs about 600 people.

The company primarily transports liquid product and moved more than 3.8 billion gallons of fuel, oil and refined products in 2018, utilizing a fleet of 23 towboats and 290 owned or leased barges.

David Earl, manager of Operations at Marathon Petroleum Co., referred to marine transportation as the safest and most environmentally friendly way to move products in the United States after comparing load sizes and delivery times for products shipped by water versus by land.

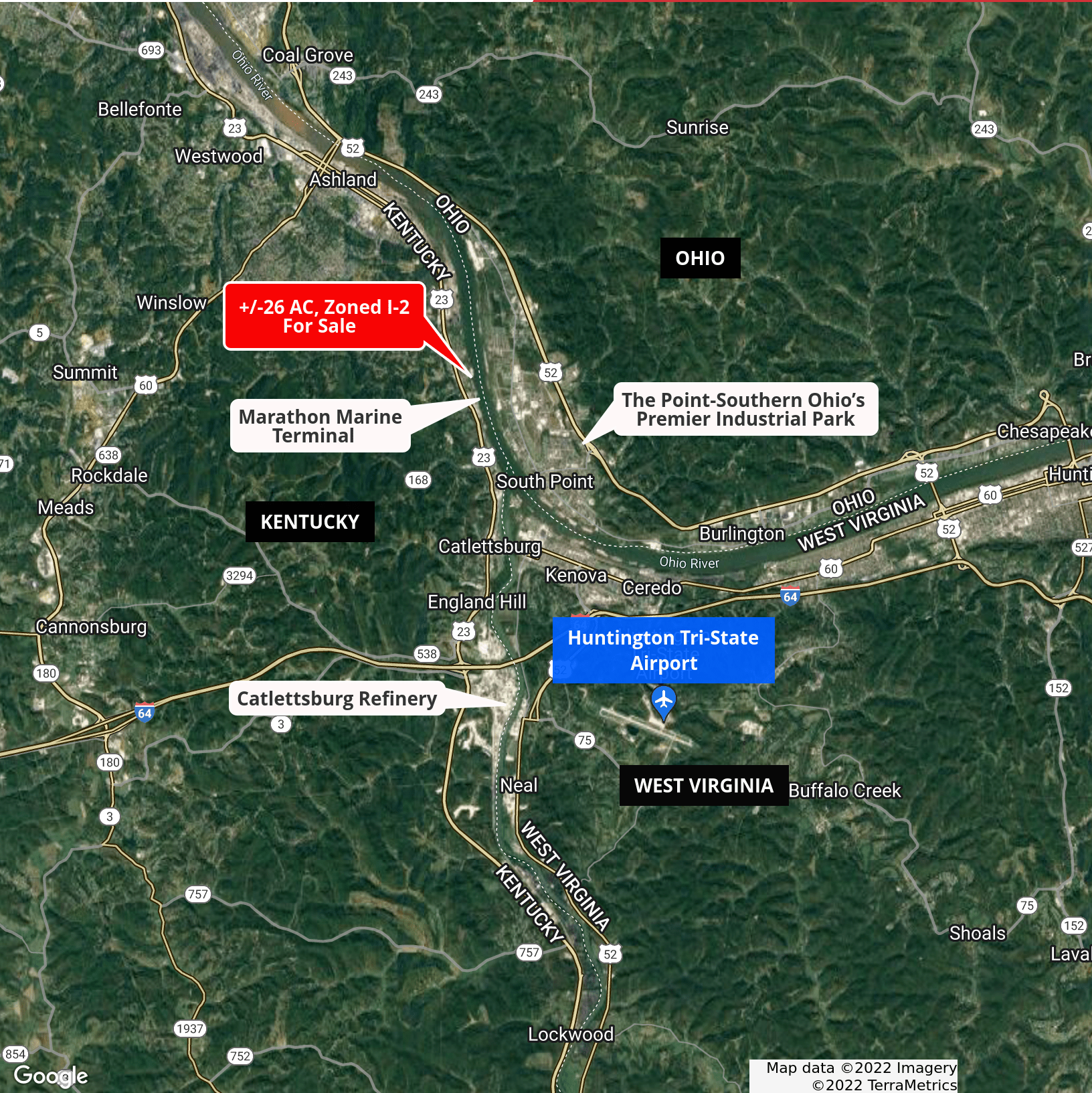
"We can get about 7.5 million gallons of fuels on a full tow (eight barges). If things go well, we can leave this port and be in Cincinnati in about 18 hours. To move that same volume of product from here to Cincinnati would take 336 railcars or 1,050 trucks," Earl said.

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herald-dispatch.com
HUNTINGTON, WV



Luke Creasy/HD Media Congresswoman Carol Miller (R-WV), left, talks with David Earl, Manager of Operations at Marathon Petroleum during a tour of the company's Kenova port on Tuesday, August 6, 2019. Buy Now

https://www.herald-dispatch.com/news/miller-tours-marathon-marine-terminal/article_6f134860-0ea12-5cc4-9360-f1b725179088.html



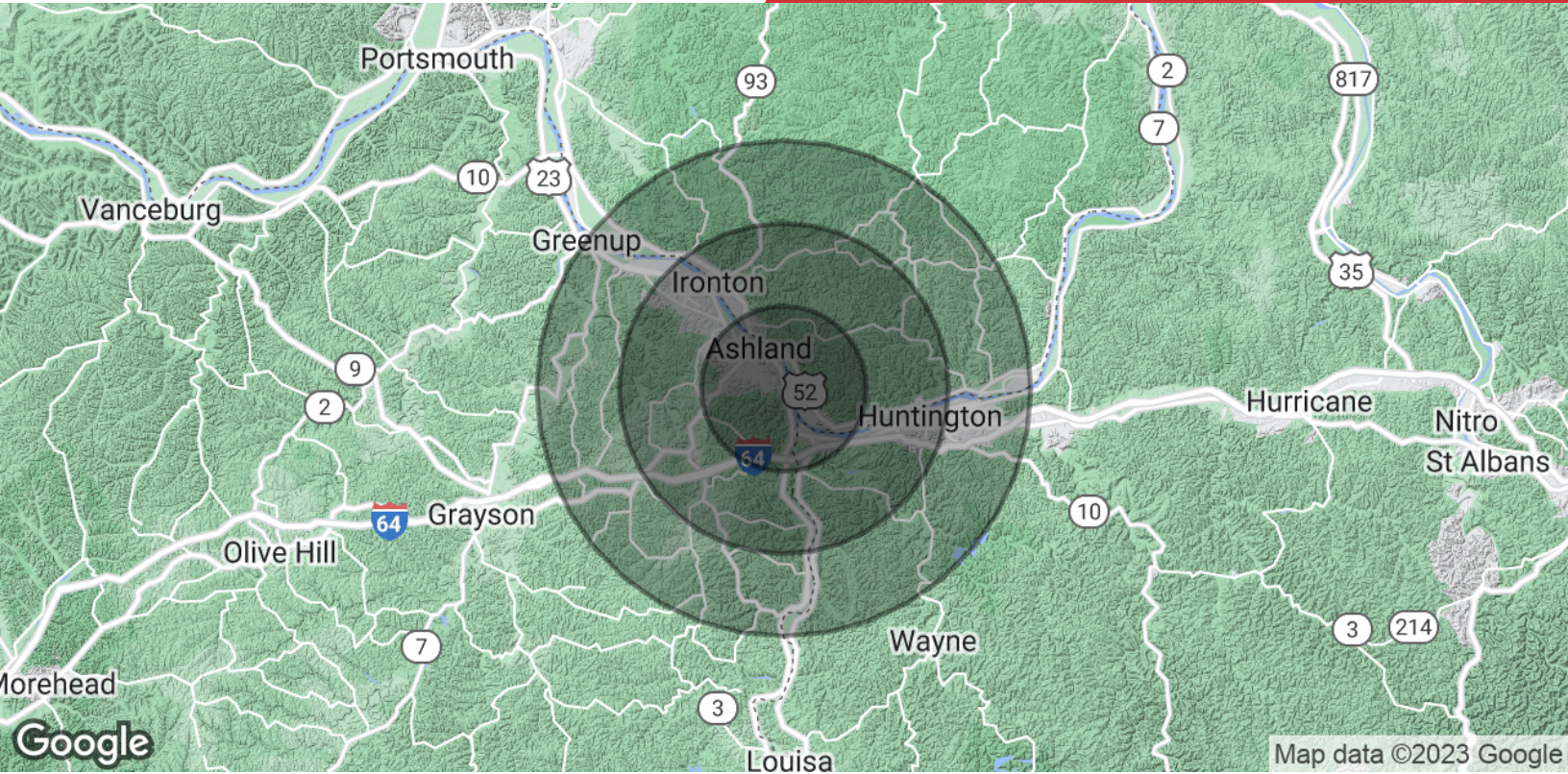
**+/- 26 AC, Zoned I-2
For Sale**

**Marathon Marine
Terminal**

**The Point-Southern Ohio's
Premier Industrial Park**

Catlettsburg Refinery

**Huntington Tri-State
Airport**



Population

	5 Miles	10 Miles	15 Miles
Total Population	51,631	138,196	204,952
Average age	38.0	40.8	41.0
Average age (Male)	34.3	37.8	38.6
Average age (Female)	39.2	43.0	43.1

Households & Income

	5 Miles	10 Miles	15 Miles
Total households	21,498	57,554	84,573
# of persons per HH	2.3	2.4	2.5
Average HH income	\$58,128	\$58,509	\$57,429
Average house value	\$88,980	\$108,759	\$110,669

* Demographic data derived from STDB 2020