



Crossdock/Distribution Facility

918 Coal Fields Industrial Drive
Chavies, Kentucky 41727

Property Highlights

- +/-42,744 SF crossdock/distribution industrial facility on 7.27 AC (3,197 SF office, 39,547 SF warehouse)
- Building constructed in 2012
- 8 dock height doors, 11 back-in doors and 3 drive-in doors
- 127 total parking spaces
- Dry sprinkler system
- 600 amp 480/277 volt 3-phase electric
- Building and monument signage available
- Located in the Coal Fields Industrial Park on KY Hwy 15, 6 miles north of KY Hwy 80 and 8 miles north of Hazard, Kentucky CBD
- Rental Rate: Negotiable

Available

Lease Rate:	Negotiable
Building Size:	42,744 SF
Lot Size:	7.27 Acres

For More Information

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Industrial Space



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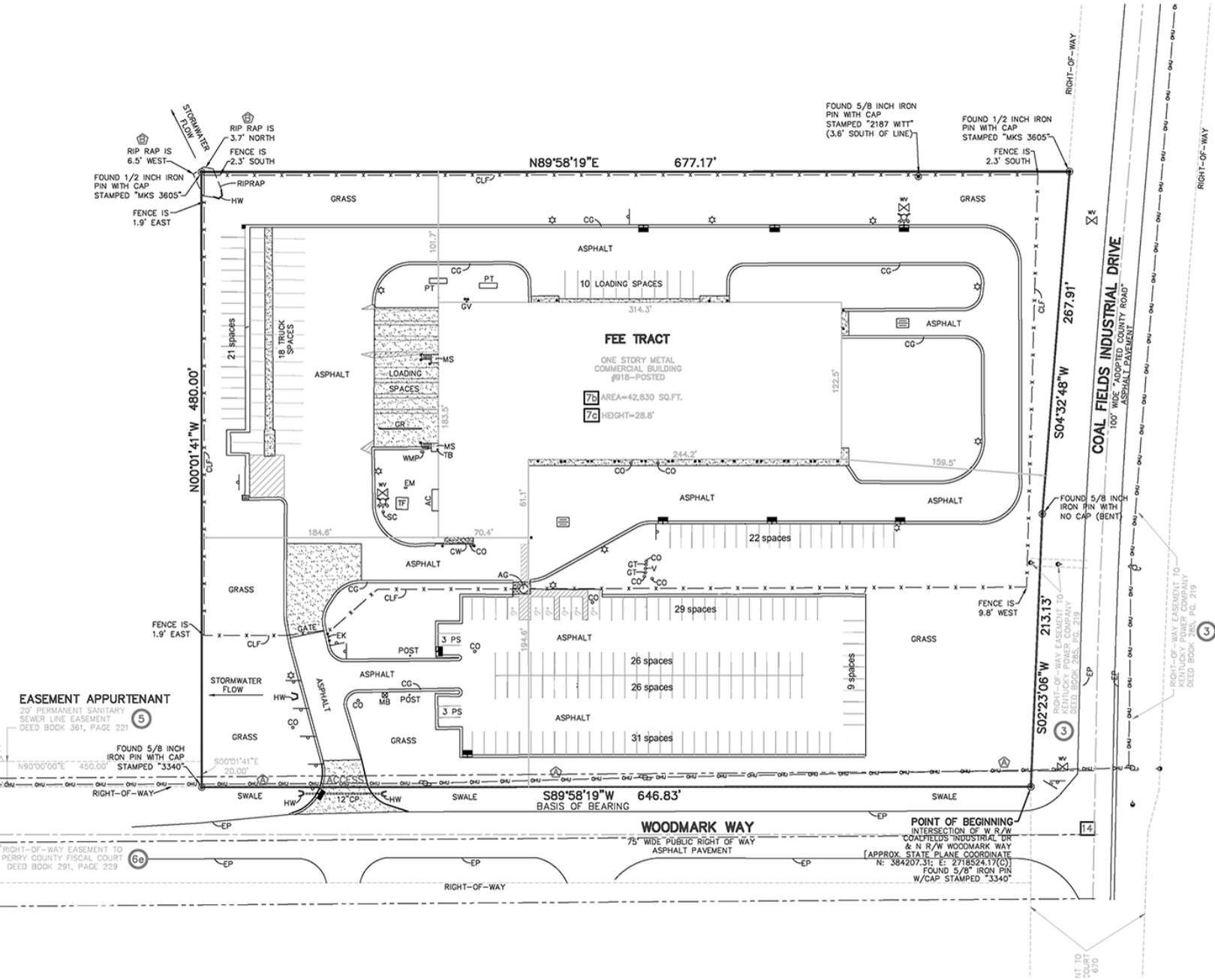
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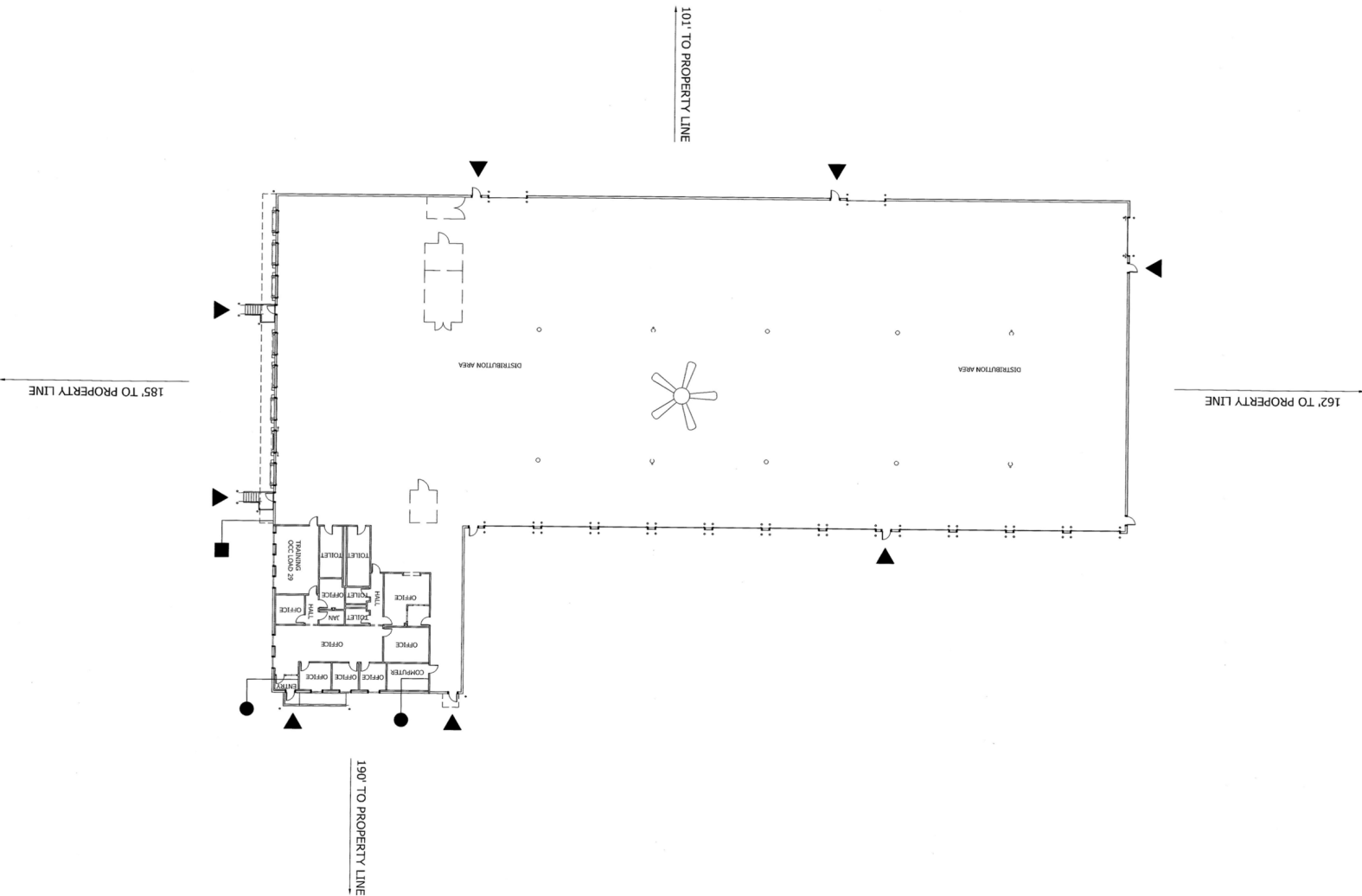
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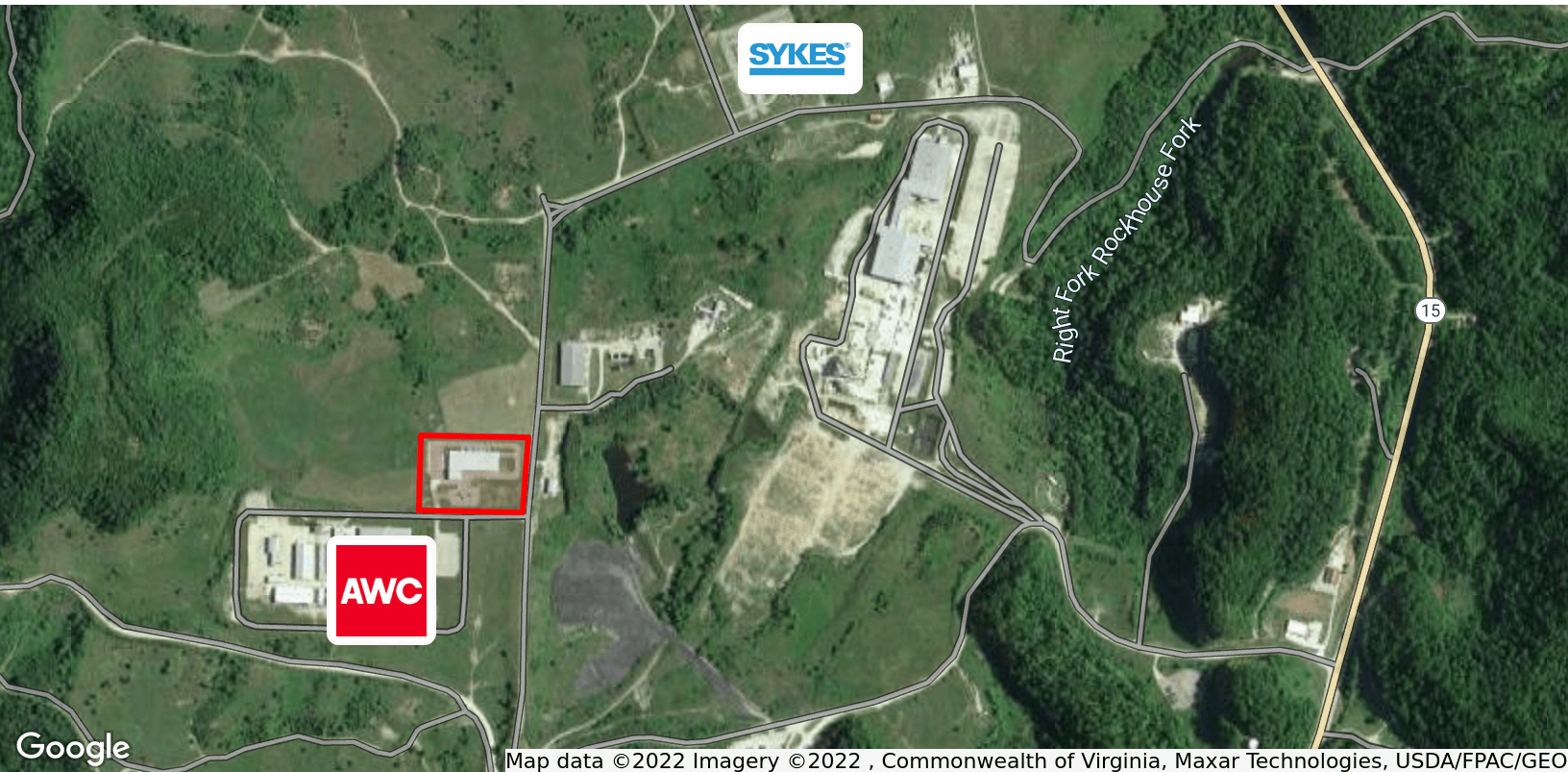
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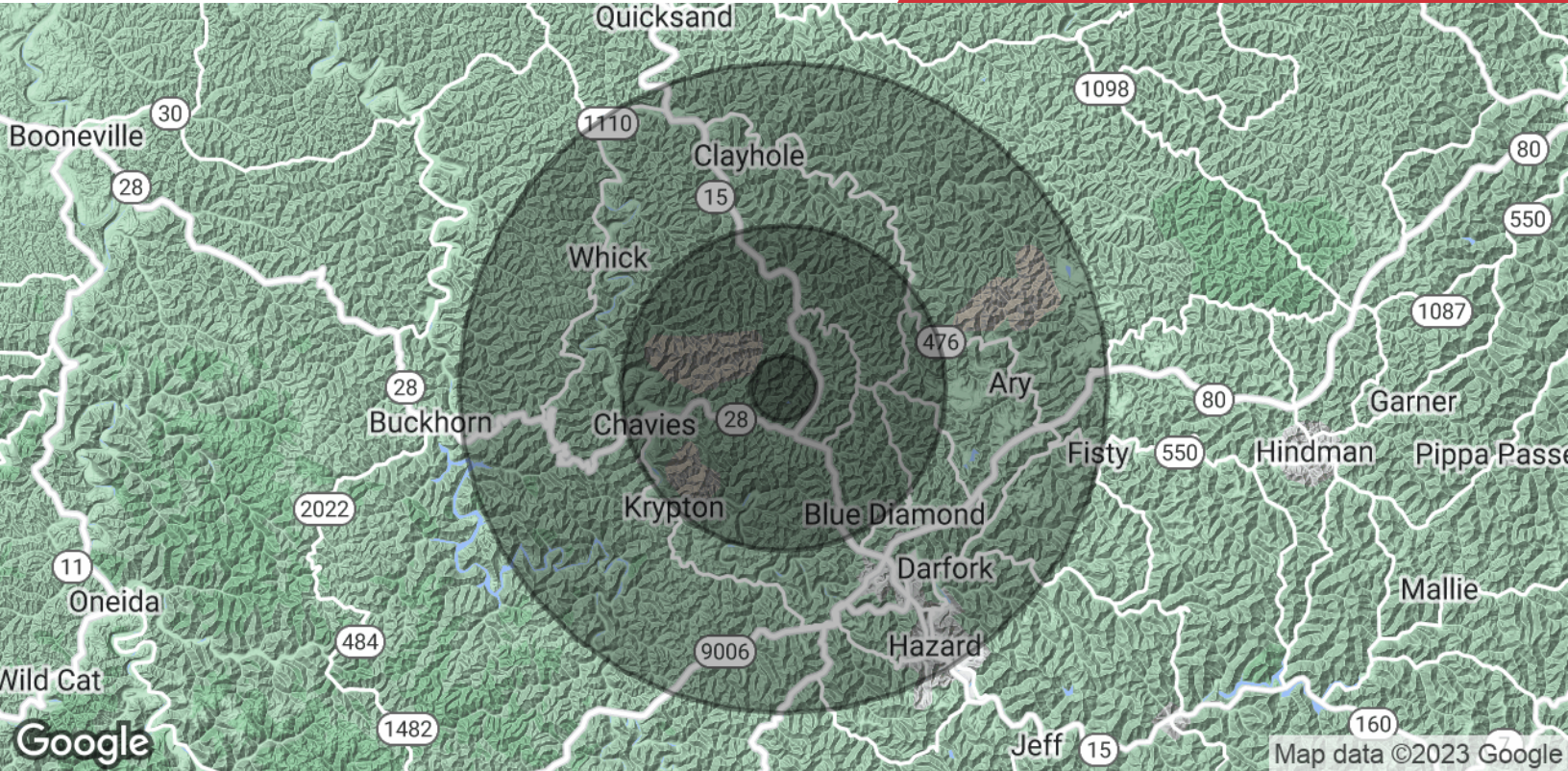


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Population	1 Mile	5 Miles	10 Miles
Total Population	174	4,890	22,837
Average Age	43.2	40.6	41.9
Average Age (Male)	43.0	40.7	40.7
Average Age (Female)	43.5	40.5	43.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	58	1,961	9,186
# of Persons per HH	2.3	2.0	2.0
Average HH Income	\$50,902	\$58,476	\$65,723
Average House Value	\$1,877,285	\$185,921	\$118,860

* Demographic data derived from 2022 STDB