

Interstate 24 Business Park - Spec Building

322 INTERNATIONAL DRIVE
CADIZ, KY - TRIGG COUNTY



100,000 sq. ft. Spec Building

OVERVIEW

TYPE: BUILDING

ACRES: 15

DIVISIBLE: NO

ZONING: I-1

OWNERSHIP: PUBLIC

FOR SALE/LEASE: SALE

NEW CONSTRUCTION:

BUILT FALL 2024

BUILDING PRICE: \$6.5 M



AUTOMOTIVE OEMS

INTERSTATE 24 BUSINESS PARK



Interstate 24 Business Park - Spec Building

322 INTERNATIONAL DRIVE
CADIZ, KY - TRIGG COUNTY

LOCATION

Latitude, Longitude: -87.748361, 36.880838

County: Trigg

UTILITY INFRASTRUCTURE

Electric Provider / Details: Pennywise Rural Electric Cooperative

Power Location: On Site

Electric Transmission Company: Tennessee Valley Authority

Electric Distribution Company: Pennywise Rural Electric Cooperative Corporation

Is Customer Choice Available: No

Voltage of Nearest Distribution Line(s): 13kV

Distance to Nearest Distribution Line(s): On Site

Voltage of Nearest Transmission Line(s): 161kV

Miles to Nearest Transmission Line: 3.75 miles

Substation Location: 4 miles

Natural Gas Provider: Atmos Energy

Gas Main Size: 4" | 60 PSIG

Miles to Gas Main: On Site

Water Provider: Cadiz Municipal Water Co.

Water Main Size: 10"

Total Capacity: 1.5 MGD

Excess Capacity: 1.3 MGD

Water Main Location: On Site

Sewer Provider: Cadiz Sewer System

Sewer Main Size: 8"

Total Capacity: 0.172 MGD

Excess Capacity: 1.70 MGD

Sewer Main Location: On Site

Type of Line Serving site: Gravity

Telecom Provider: HES/Energynet - Fiber On Site 10GB

BUILDING SPECIFICATIONS

15 Acres

Zoned: I-1

Construction - Pre-Engineered Metal Building

Eave Height: High Eave: 44'-10" | Low Eave: 38'-0"

Column Spacing: Frame Spacing 69' \ Bay Spacing 27'

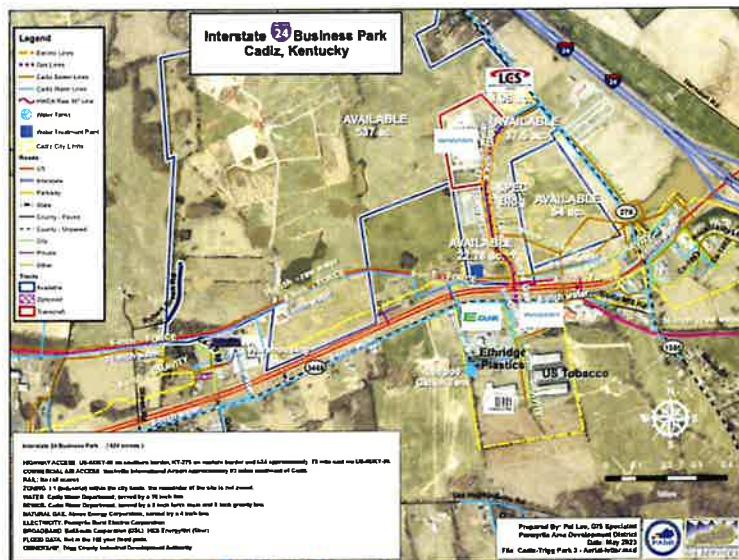
Dock Doors: (2) 14'-2" x 14'-0" installed w/ 10 additional spaces available

Drive in Door: 1) 9'-2" x 10'-0"

Gravel floor prepared for 8 inch floor slab

Office and Parking: Built to client needs

UTILITY MAP



DUCE DILIGENCE CONDUCTED

Due Diligence Conducted: Resistivity Testing, Phase I, Topo Survey, Boundary Survey, Archeological Survey, Geotechnical, Title Search, Aerial Photo and Drone Footage, Virtual Tour.

TRANSPORTATION

Distance to I-24: 0.5 miles

Distance to US68/80 4-Lane Hwy: Immediate Access

Distance to Nashville Int. Airport: 93 miles

Distance to Eddyville Riverport: 17 miles

Distance to Hwy. 276: Immediate Access

PROXIMITY MAP



SPEC
BUILDING