

AVAILABLE

RACELAND, KENTUCKY

820 CSX SAFEWAY DRIVE
RACELAND, KY 41169

11 facility tracks with an additional
8 storage tracks



7 BUILDINGS TOTALING APPROXIMATELY
470,130 SF ON 83.6 ACRES

ATLANTA

3455 PEACHTREE ROAD, SUITE 1800, ATLANTA, GA 30326
† 770-552-2400

nmrk.com

NEWMARK

For Additional Information:

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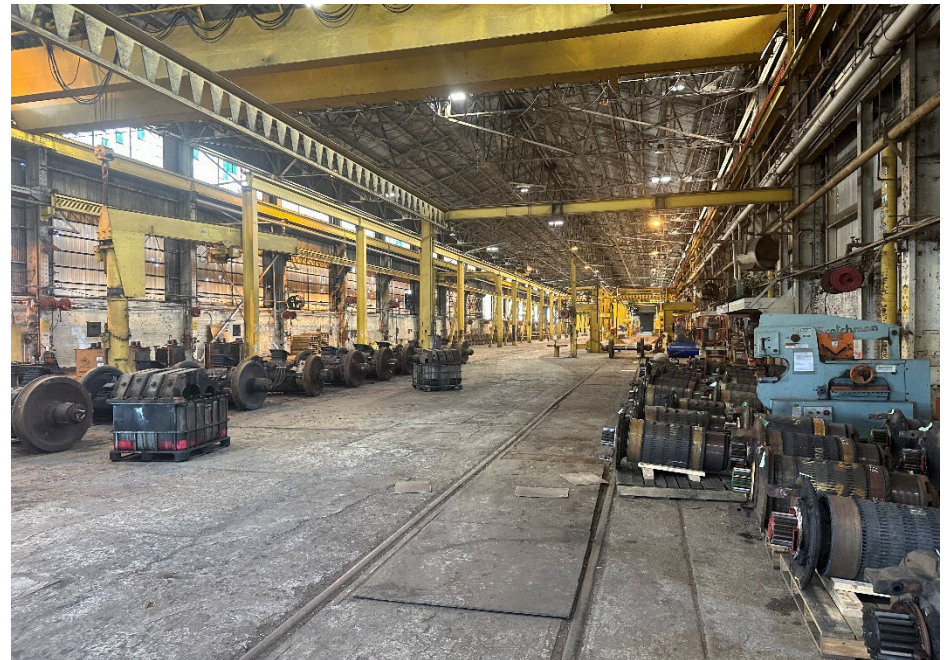
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FACILITY OVERVIEW

Rail:	Main line to CSX serving yard 400+ railcar spaces 2019 new tie work completed 8 tracks on-site with auxiliary tracks
Buildings:	Paint Facility – Approximately 61,016 SF <ul style="list-style-type: none">• Dimensions – 91' x 45' with offsets• (4) Rail tracks with transfer cart• Paint Booth with shot blast Erector Shop – Approximately 182,226 SF <ul style="list-style-type: none">• Dimensions – 242' b 753' with offsets• (3) Rail tracks• (4) 15-ton cranes, approximately 30' under hook• (3) Bays 80' bays Storage Facility – Approximately 37,560 SF Office and Shop Facilities – Approximately 18,757 Parts Facility – Approximately 4,719 SF

Buildings (continued):	Frame Prep – Approximately 59,500 SF <ul style="list-style-type: none">• (2) 15-ton cranes• (2) 5-ton cranes• (2) Rail tracks Crane Run Facility – Approximately 61,264 SF <ul style="list-style-type: none">• (2) 7-ton cranes• (1) Rail track Other Features <ul style="list-style-type: none">• Tank car cleaning rack installed in 2016• Sub-station on-site• Power – Kentucky Utilities, 2400 v, 3-phase• (2) Exterior covered loading docks• (2) Water towers on-site
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RACELAND, KENTUCKY

FACILITY PHOTOS



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FACILITY PHOTOS



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RACELAND, KENTUCKY

SURVEY

Land Description
Parcel 1
Greene County, Kentucky

A certain tract of land located in the City of Burlington, Greene County, Kentucky, more particularly described as:

More stated otherwise, any monument referred to herein as a "corner" is a 5/8" rebar, 30 inches in length, with an orange cap stamped "Schneider Eng. Mill - LS 2734". All bearings stated herein are referred to the grid bearing of the Kentucky State Plane Coordinate System North Zone, NAD 83.

Commencing at a 6' x 4" concrete monument, stamped "TCC 8/18", which bears South 88 degrees 48 minutes 24 seconds West a distance of 2887.54 feet from Federal Base Network survey corner monument #7 2526; thence south 24 degrees 53 minutes 18 seconds East along the westerly line of Chesapeake & Ohio Railway Co. track as recorded in Deed Book 55, Page 472 in the Greene County Clerk's Office, a distance of 62.82 feet to a nail and the Point of Beginning; thence north 67 degrees 21 minutes 28 seconds East a distance of 679.89 feet to a rebar and the point of curvature of a curve to the right having a radius of 1738.02 feet, the radius point of which bears South 22 degrees 58 minutes 22 seconds East; thence westerly along said curve an arc distance of 2817.7 feet to a rebar which bears North 87 degrees 23 minutes 22 seconds East from said rebar point; thence South 80 degrees 28 minutes 28 seconds East a distance of 255.82 feet to a rebar; thence North 02 degrees 49 minutes 43 seconds East a distance of 136.46 feet to a rebar; thence South 52 degrees 29 minutes 20 seconds East a distance of 386.0 feet to a rebar; thence South 77 degrees 01 minutes 23 seconds East a distance of 302.87 feet to a rebar; thence South 86 degrees 17 minutes 01 seconds East a distance of 255.82 feet to a rebar; thence South 11 degrees 58 minutes 45 seconds East a distance of 35.79 feet to a rebar; thence South 77 degrees 42 minutes 12 seconds East a distance of 179.26 feet to a rebar; thence North 78 degrees 58 minutes 55 seconds East a distance of 855.56 feet to a rebar; thence South 19 degrees 27 minutes 28 seconds East a distance of 226.68 feet to a rebar; thence South 72 degrees 45 minutes 25 seconds East a distance of 354.77 feet to a rebar; thence South 72 degrees 27 minutes 34 seconds East a distance of 259.42 feet to a rebar; thence South 77 degrees 42 minutes 12 seconds East a distance of 462.26 feet to a rebar; thence South 78 degrees 48 minutes 01 seconds East a distance of 618.74 feet to a rebar; thence South 79 degrees 58 minutes 19 seconds East a distance of 306.87 feet to a rebar; thence South 58 degrees 36 minutes 12 seconds East a distance of 484.42 feet to a rebar; thence South 58 degrees 47 minutes 45 seconds East a distance of 258.58 feet to a rebar; thence North 29 degrees 19 minutes 33 seconds East a distance of 827.89 feet to a rebar; thence South 50 degrees 27 minutes 19 seconds East a distance of 152.44 feet to a rebar; thence North 89 degrees 02 minutes 54 seconds East a distance of 10.58 feet to a rebar; thence South 10 degrees 38 minutes 28 seconds West a distance of 43.89 feet to a rebar; thence South 85 degrees 40 minutes 22 seconds East a distance of 221.79 feet to a rebar; thence South 63 degrees 21 minutes 46 seconds East a distance of 155.28 feet to a rebar; thence South 29 degrees 49 minutes 22 seconds West a distance of 265.77 feet to a nail and a non-tangent curve having a radius of 1895.78 feet.

The rebar point of which bears South 24 degrees 53 minutes 18 seconds West; thence westerly along said curve an arc distance of 2817.54 feet to a rebar which bears South 88 degrees 48 minutes 24 seconds East from said rebar point; thence North 87 degrees 23 minutes 22 seconds West a distance of 628.19 feet to a rebar; thence North 83 degrees 18 minutes 07 seconds West a distance of 788.99 feet to a nail and a non-tangent curve having a radius of 1748.44 feet, the radius point of which bears South 22 degrees 58 minutes 22 seconds West; thence westerly along said curve an arc distance of 2816.26 feet to a rebar of the point of reverse curvature to the right having a radius of 1738.02 feet, the radius point of which bears North 87 degrees 23 minutes 22 seconds West; thence westerly along said curve an arc distance of 2816.26 feet to a rebar of the point of compound curvature to the right having a radius of 1738.02 feet, the radius point of which bears North 02 degrees 49 minutes 43 seconds West; thence westerly along said curve an arc distance of 1836.36 feet to a rebar which bears South 52 degrees 29 minutes 20 seconds West from said rebar point; thence North 87 degrees 23 minutes 22 seconds West a distance of 177.77 feet to a nail of a point of curvature to the right having a radius of 2816.26 feet, the radius point of which bears North 86 degrees 45 minutes 10 seconds West; thence westerly along said curve an arc distance of 62.82 feet to a rebar which bears South 80 degrees 28 minutes 28 seconds West from said rebar point; thence South 80 degrees 28 minutes 28 seconds West a distance of 255.82 feet to a rebar; thence North 02 degrees 49 minutes 43 seconds West a distance of 136.46 feet to a rebar; thence South 52 degrees 29 minutes 20 seconds East a distance of 386.0 feet to a rebar; thence South 77 degrees 01 minutes 23 seconds East a distance of 302.87 feet to a rebar; thence South 86 degrees 17 minutes 01 seconds East a distance of 255.82 feet to a rebar; thence South 11 degrees 58 minutes 45 seconds East a distance of 35.79 feet to a rebar; thence South 77 degrees 42 minutes 12 seconds East a distance of 179.26 feet to a rebar; thence North 78 degrees 58 minutes 55 seconds East a distance of 855.56 feet to a rebar; thence South 19 degrees 27 minutes 28 seconds East a distance of 226.68 feet to a rebar; thence South 72 degrees 45 minutes 25 seconds East a distance of 354.77 feet to a rebar; thence South 72 degrees 27 minutes 34 seconds East a distance of 259.42 feet to a rebar; thence South 77 degrees 42 minutes 12 seconds East a distance of 462.26 feet to a rebar; thence South 78 degrees 48 minutes 01 seconds East a distance of 618.74 feet to a rebar; thence South 79 degrees 58 minutes 19 seconds East a distance of 306.87 feet to a rebar; thence South 58 degrees 36 minutes 12 seconds East a distance of 484.42 feet to a rebar; thence South 58 degrees 47 minutes 45 seconds East a distance of 258.58 feet to a rebar; thence North 29 degrees 19 minutes 33 seconds East a distance of 827.89 feet to a rebar; thence South 50 degrees 27 minutes 19 seconds East a distance of 152.44 feet to a rebar; thence North 89 degrees 02 minutes 54 seconds East a distance of 10.58 feet to a rebar; thence South 10 degrees 38 minutes 28 seconds West a distance of 43.89 feet to a rebar; thence South 85 degrees 40 minutes 22 seconds East a distance of 221.79 feet to a rebar; thence South 63 degrees 21 minutes 46 seconds East a distance of 155.28 feet to a rebar; thence South 29 degrees 49 minutes 22 seconds West a distance of 265.77 feet to a nail and a non-tangent curve having a radius of 1895.78 feet.

Containing 62.82 acres, more or less, according to a survey by Richard H. Miller, P.E. #11174, with the Schneider Corporation on February 22, 2008 and being part of the same tract conveyed to the Chesapeake and Ohio Railway Company in Deed Book 1, page 173 and located to Chesapeake and Ohio Railway Co. Deed Book 56, page 170 and Deed Book 56, page 472 and Deed Book 46, page 432 and Deed Book 46, page 432 and Deed Book 46, page 173 and Deed Book 46, page 170 and Deed Book 46, page 173 and Deed Book 46, page 170, and Deed Book 1, page 58 of all in the records of Greene County, Kentucky.

Land Description
Greene Document No. 1
Greene County, Kentucky

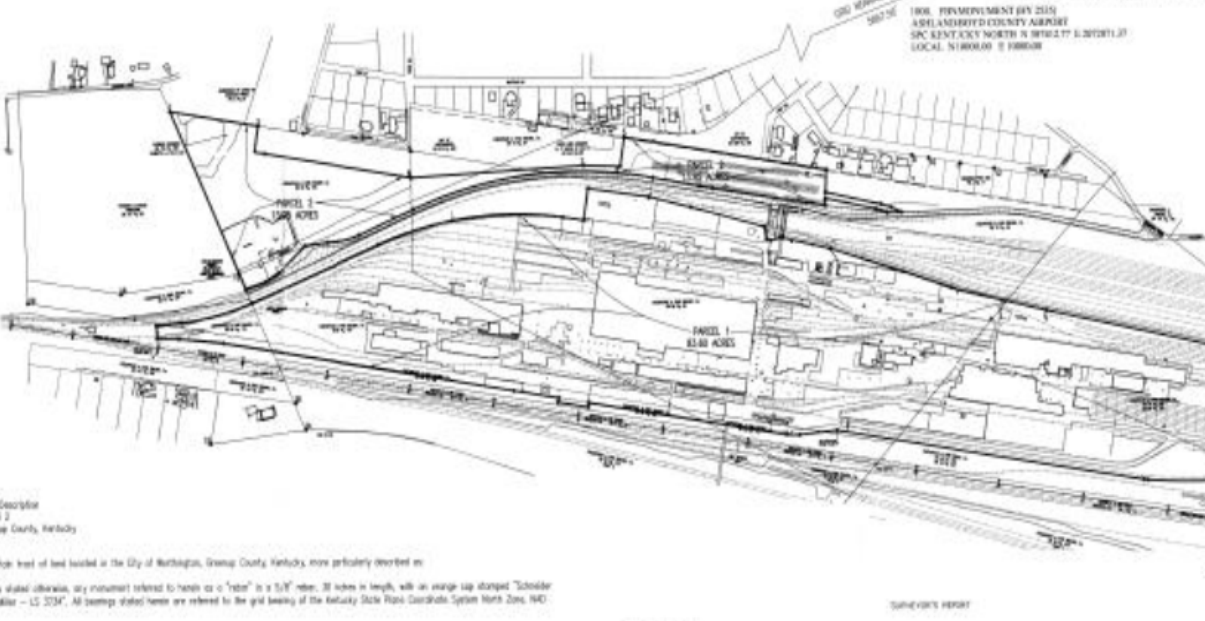
A strip of land 24 feet wide, 12 feet wide on each side of centerline in the City of Burlington, Greene County, Kentucky, more particularly described as:

All bearings stated herein are referred to the grid bearing of the Kentucky State Plane Coordinate System North Zone, NAD 83. All distances are ground U.S. Survey feet.

Beginning at the intersection of the centerline of Federal Base and the west line of an 85.66 acre parcel of land well known as Bears South 08 degrees 15 minutes 47 seconds West a distance of 28.834 feet from Federal Base Network survey corner monument #7 2526; thence along the centerline of Federal Base the following 11 courses, South 82 degrees 10 minutes 22 seconds East a distance of 228.17 feet to a point on a tangent curve having a radius of 500.85 feet, the radius point of which bears South 38 degrees 48 minutes 30 seconds West; thence along said curve an arc distance of 25.42 feet to a point which bears North 16 degrees 25 minutes 50 seconds East from said rebar point; thence South 78 degrees 54 minutes 02 seconds East a distance of 84.83 feet; thence South 77 degrees 02 minutes 28 seconds West a distance of 86.32 feet; thence South 78 degrees 28 minutes 02 seconds East a distance of 289.38 feet to a point on a tangent curve having a radius of 884.52 feet, the radius point of which bears North 13 degrees 15 minutes 58 seconds East; thence along said curve an arc distance of 206.51 feet to a point which bears South 18 degrees 42 minutes 04 seconds East from said rebar point; thence North 78 degrees 54 minutes 36 seconds East a distance of 128.88 feet to a point on a tangent curve having a radius of 957.02 feet, the radius point of which bears South 78 degrees 55 minutes 04 seconds East; thence along said curve an arc distance of 353.43 feet to a point which bears North 11 degrees 44 minutes 30 seconds East from said rebar point; thence South 78 degrees 52 minutes 12 seconds East a distance of 307.09 feet to a point on a tangent curve having a radius of 1800.08 feet, the radius point of which bears South 9 degrees 04 minutes 33 seconds West; thence along said curve an arc distance of 198.35 feet to a point which bears North 22 degrees 41 minutes 33 seconds East from said rebar point; thence South 67 degrees 18 minutes 21 seconds East a distance of 72.32 feet more or less to the point of beginning in the westerly of #7-685. Subject to all rights of way and easements if recorded.

Being an express agreement, written in all or portions of projects acquired by The Chesapeake and Ohio Railway Company by the following instruments:

- | | |
|---|---|
| Chesapeake and Ohio Railway Co., Deed Book 55, Page 487 | Chesapeake and Ohio Railway Co., Deed Book 61, Page 279 |
| Chesapeake and Ohio Railway Co., Deed Book 55, Page 244 | Chesapeake and Ohio Railway Co., Deed Book 61, Page 163 |
| Chesapeake and Ohio Railway Co., Deed Book 58, Page 143 | Chesapeake and Ohio Railway Co., Deed Book 63, Page 493 |
| Chesapeake and Ohio Railway Co., Deed Book 58, Page 468 | Chesapeake and Ohio Railway Co., Deed Book 63, Page 249 |
| Chesapeake and Ohio Railway Co., Deed Book 58, Page 103 | Chesapeake and Ohio Railway Co., Deed Book 63, Page 140 |
| Chesapeake and Ohio Railway Co., Deed Book 58, Page 151 | Chesapeake and Ohio Railway Co., Deed Book 71, Page 424 |
| Chesapeake and Ohio Railway Co., Deed Book 68, Page 111 | Chesapeake and Ohio Railway Co., Deed Book 68, Page 126 |
| Chesapeake and Ohio Railway Co., Deed Book 76, Page 283 | Chesapeake and Ohio Railway Co., Deed Book 68, Page 124 |
| Chesapeake and Ohio Railway Co., Deed Book 68, Page 236 | Chesapeake and Ohio Railway Co., Deed Book 68, Page 69 |



Land Description
Casting Agreement No. 1
Greene County, Kentucky

A certain tract of land located in the City of Burlington, Greene County, Kentucky, more particularly described as:

More stated otherwise, any monument referred to herein as a "rebar" is a 5/8" rebar, 30 inches in length, with an orange cap stamped "Schneider Eng. Mill - LS 2734". All bearings stated herein are referred to the grid bearing of the Kentucky State Plane Coordinate System North Zone, NAD 83.

Beginning at a rebar on the north line of a 85.66 acre parcel of land well known as Bears South 08 degrees 15 minutes 47 seconds West a distance of 28.834 feet from Federal Base Network survey corner monument #7 2526; thence North 78 degrees 54 minutes 02 seconds East along the centerline of a curve having a radius of 884.52 feet, the radius point of which bears North 13 degrees 15 minutes 58 seconds East from said rebar point; thence South 78 degrees 54 minutes 02 seconds East a distance of 84.83 feet to a rebar; thence South 77 degrees 02 minutes 28 seconds West a distance of 86.32 feet to the point of beginning. Containing 8.18 acres, more or less.

Being a casting agreement, written in all or portions of projects acquired by The Chesapeake and Ohio Railway Company by the following instruments:

- | |
|---|
| Chesapeake and Ohio Railway Co., Deed Book 55, Page 472 |
| Chesapeake and Ohio Railway Co., Deed Book 55, Page 472 |

AVAILABLE

RACELAND, KENTUCKY

AERIAL

Major companies in the area:

American Cruise Line

Progress Rail

CSXT

RCX Railroad Crew Express



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RACELAND, KENTUCKY

LOCAL MAP



AVAILABLE

RACELAND, KENTUCKY

REGIONAL MAP



ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

\$2.7B
annual revenues*

~7,400
professionals

~170
office locations

~1.7T
Transaction volume
(2022 + 2023)

*Includes Newmark and independently owned offices.

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United States

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Costa Rica
Mexico
Peru
Puerto Rico

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South Africa
Tanzania
Uganda
Zambia
Zimbabwe

MIDDLE EAST

Saudi Arabia
United Arab
Emirates

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Newmark has implemented a proprietary database, and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nqkf.com/research.

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