

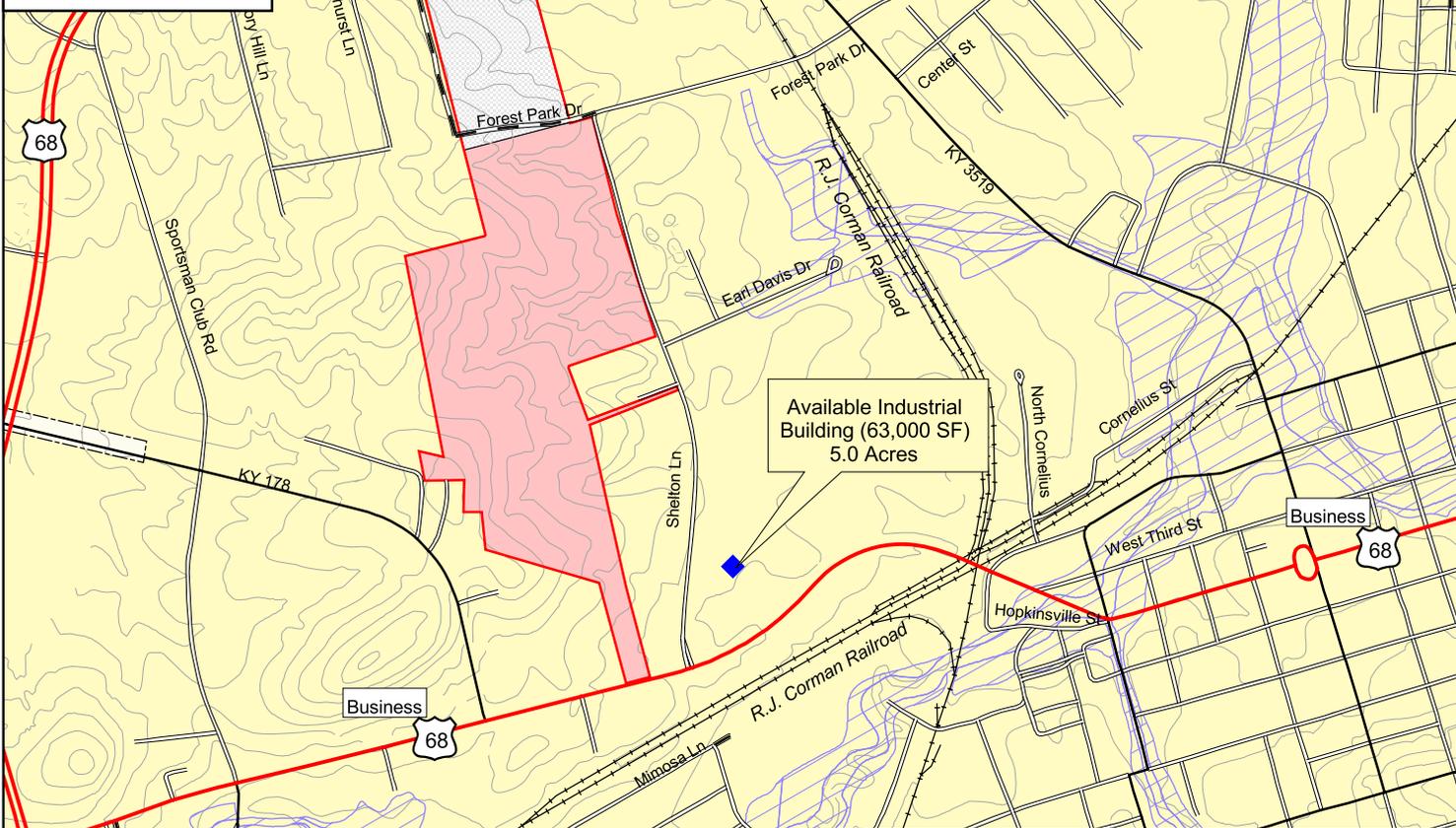
Russellville, Kentucky

Logan County

Building 141-016



- University/College
- Available Building
- US Highway
- State Road
- Local Road
- Paved
- Unpaved
- Rail
- Municipal Boundary
- 100 Year Flood Zone
- Tract Status
- Occupied
- Vacant
- Vacant-building
- Other



Available Industrial Building (63,000 SF)
5.0 Acres

Shelton Lane Warehouse Available Speculative Building 141-016 63,000 sq.ft./5,859 sq.meters

LOCATION: 160 Shelton Lane, Russellville, KY 42276
ZONING: Industrial
HIGHWAY ACCESS: I-24 -- 30 miles
COMMERCIAL AIR ACCESS: Nashville International Airport (Nashville, TN)
Distance: 60.0 miles from building
RAIL: Not rail served
WATER: Logan/Todd Regional Water Commission
Size Line: 8-inch line at street; 6-inch line at building
SEWER: City of Russellville Sewer
Size Line: 8-inch force main line at street; 6-inch force main line at building
NATURAL GAS: Atmos Energy Corporation
Size Line: 6-inch line at street; 4-inch line at building
ELECTRICITY: Russellville Electric Plant Board
BROADBAND (Type:Service): DSL, Wireless: AT&T; Wireless: Russellville Electric Plant Board
OWNER: Suiter Enterprises, LLC
OWNER REPRESENTATIVE: Logan Economic Alliance for Development
SALE PRICE: \$1,200,000
LEASE PRICE: \$2.75-\$3.25 p.s.f./yr. (1 year lease); Triple net lease optional

