

## **General Information**

**53,168 square feet**

**7.1 Acres**

**Building Type - Manufacturing**

**Within city limits of Lawrenceburg**

## **Transportation**

**Nearest  
Interstate /Parkway  
Blue Grass Pkwy - 3 miles  
I-64 - 12 miles**

## **Utilities**

**Kentucky Utilities  
3 Phase**

**Atoms Gas**

**Lawrenceburg Water & Sewer**

**Plant**

**Ceiling Height  
Minimum 15**

**Maximum 40**

**Sprinkler System**

**Truck Docks 5  
Drive-In Doors 2**

**Building Spec**

**Manufacturing 53,1680 square feet**

**Office 3,531 square feet**

**Description of Improvements**

**Building Type- Clear Span, Class 'S' Construction Warehouse/Office Space**

**Year Built- Built in three phases in 1989, 1991 and 1995**

**Foundation - Concrete slab poured in place with perimeter footing over a base.**

**Structural Frame- Pre-engineered, clear span steel frame.**

**Exterior Walls - Metal siding over steel girts. The exterior walls and roof are insulated.**

**Roof Structure - The roof is gabled with a corrugated metal roof covering.**

**Electrical & Lighting - The lighting in the office portion of this building is fluorescent fixtures behind**

**Plumbing - 2 ½ baths on each floor for a total of 4 ½ baths.**

**HVAC - Heating consists of forced warm air from suspended natural gas fueled heaters in the war**

**Main Level**

**2 Offices**

**Break room -2**

**Women's and men's ½ bath**

**Large room with garage door into big warehouse**

**Storage room or office off of the large room**

**Second Floor**

**5 Offices**

**2- ½ baths**

**Conference Room**

**Large Storage Room**

**2 sets of stairs to main level**

**Doors -**

**Small Building**

**Walk out doors - 4**

**Docks 2**

**Big Building**

**Walk out doors 6**

**Docks 3**

**Garage doors 2**

**Small garage door 1**

**Zoning**

**The subject is zoned I-1 according to the local zoning authority.**