



# Available Building Criteria

July 2020

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## Available Building Criteria

**The objective of the following criteria is to showcase industrial, manufacturing, warehouse, distribution, corporate office and other supportive service type buildings in the Commonwealth of Kentucky that are readily available for the location of business and industry.**

**Must be in Good Condition:** Buildings must be well-maintained, clean and presentable to clients. Buildings in poor condition or extreme disrepair will not be listed. The Cabinet maintains the ability to take a building off the availability list if it is deemed unsuitable to show to prospective clients.

**Utilities:** The name of each utility provider that serves an available building should be submitted at the time of listing. The line sizes of water, sewer and gas lines at the street or building are requested as well.

- Electric: Three-phase electric is required for manufacturing facilities. Adequate electric is required on site for all other buildings.
- Water: Service is required.
- Sewer: Building must have sewer service or septic system.
- Gas: Not required but if available, line size should be submitted.

**Telecommunications:** Access to an existing T-1 or better voice and data service is highly encouraged. Information provided on available telecommunications will be listed on the building data sheet.

**Zoning:** Buildings must be located in a permitted use zone for industrial, professional or mixed uses. However, if the community has no zoning and the building is located in an area conducive to the intended use, it can be marketed.

**Ceiling Height:** The majority of the space in an industrial building must have a ceiling height of no less than 10 feet. There is no minimum height for commercial or retail type buildings.

**Must be available within 90 days of Sales/Lease Contract:** If the facility is occupied, it should be noted that the facility can be made available within 90 days of a signed contract. In addition, if the facility is occupied there needs to be an understanding between the owner and occupant that there may be periodic client visits through the building.

**Price:** A Sale and/or Lease Price or price range should be provided. If property is a sublease, the expiration date is also required.

**Multi-Tenant Facilities:** Multi-tenant buildings that meet the submission criteria may be listed. Industrial tenants should be separated by a fire/demising wall, but this is not a requirement for listing.



**Remediated Facilities:** Buildings with unresolved environmental issues will not be marketed until a No Further Action letter or its equivalent is received from the Energy and Environment Cabinet (EEC) and/or remediation efforts have been completed, documented and meet EEC standards. If environmental audits or geo-technical reports are available, copies of all applicable studies must be provided.

**No proposed facilities:** Must be under construction with foundation footers in place.

### Building Type Definitions

- Manufacturing Buildings – Available buildings that are suitable for manufacturing operations.
- Warehouse/Distribution Buildings - Available buildings that are suitable for warehousing and distribution purposes.
- Corporate Office Buildings – Available buildings that are suitable for corporate office space, including headquarters facilities.
- Supportive Service Buildings – Available buildings, including former retail space, that are suitable for services such as call centers, support centers, technical centers and/or Research and Development.

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To learn more, contact:  
Kentucky Cabinet for Economic Development  
[CEDBldgCoord@ky.gov](mailto:CEDBldgCoord@ky.gov)  
Kentucky's Sites & Building Search:  
[Properties.zoomprospector.com/Kentucky](http://Properties.zoomprospector.com/Kentucky)  
Phone: (502) 564-7670  
Toll-free: (800) 626-2930  
Fax: (502) 564-7697  
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