

BUILD-TO-SUIT OPPORTUNITY



1037 FORTUNE DRIVE

Richmond, Kentucky

Property Features

- Up to 400,000 SF of Industrial Space Available
- Acres: +/- 41.56
- Engineered Pad: +/- 400,000 SF (expandable to +/- 600,000 SF)
- Excellent Location: 3.8 Miles to I-75 (Exit 83 – Duncannon Ln)
- Project can be customized to tenant specifications
- Electric (Kentucky Utilities)
 - 3-Phase 12,470 V
 - 7 MW available
- Natural Gas (Delta Gas)
 - 4-inch line along Corporate Way
- Sewer (Richmond Utilities)
 - 8-inch line
 - Total Capacity of the Line: 1.64 MGD
 - Excess capacity of the line: 1.4 MGD
- Water (Richmond Utilities)
 - 16-inch line
 - Total Capacity of the Line: 1.64 MGD
 - Excess capacity of the line: 1 MGD
- **Available for Sale: \$1,770,000**



FORTUNE
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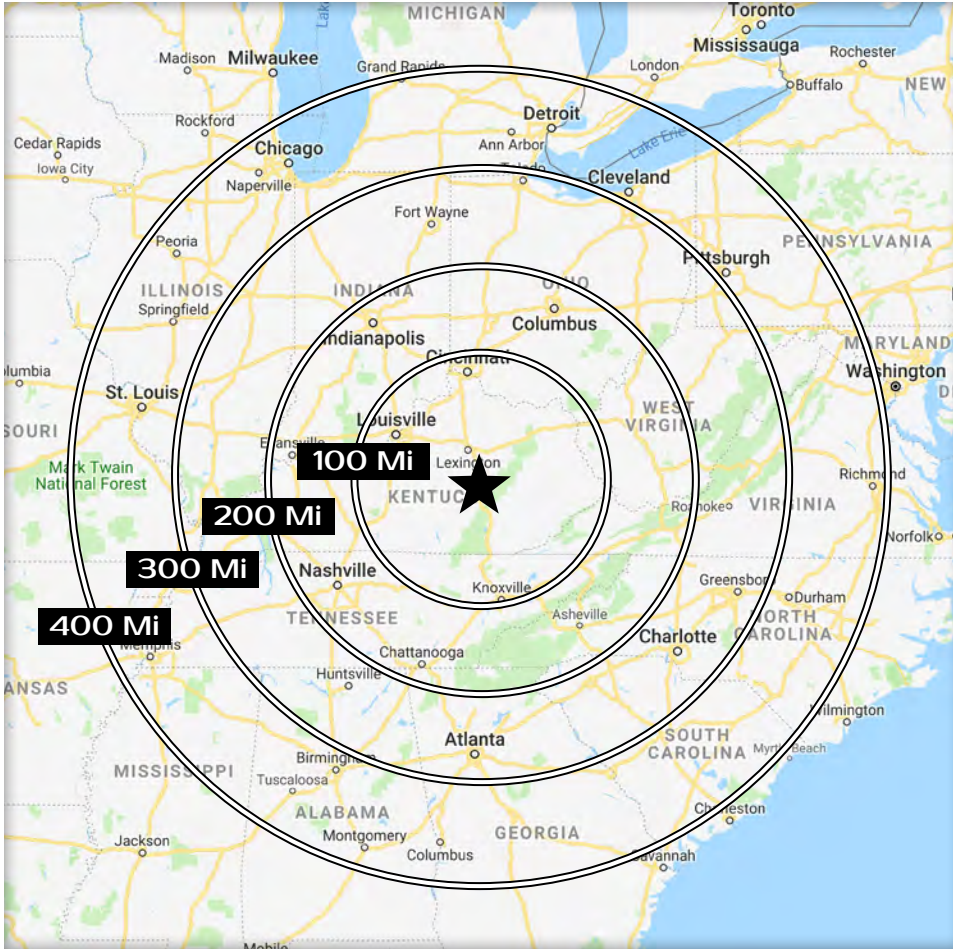
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Drive Times From Site to Major Cities

Louisville, KY	1 Hr 47 Min
Cincinnati, OH	1 Hr 47 Min
Indianapolis, IN	3 Hr 22 Min
Nashville, TN	3 Hr 30 Min
Columbus, OH	3 Hr 44 Min
St. Louis, MO	5 hr 22 Min
Atlanta, GA	5 Hr 26 min
Cleveland, OH	5 hr 28 Min
Detroit, MI	5 Hr 39 Min
Charlotte, NC	6 Hr 5 Min
Chicago, IL	6 hr 12 Min
Pittsburgh, PA	6 Hr 33 Min
Washington, DC	9 Hr 4 Min

Drive Times From The Site (Kentucky)

I-75	5 Min	Louisville	1 Hr 47 Min
I-64	30 Min	Bowling Green	2 Hr 39 Min
Lexington	30 Min	Owensboro	3 Hr 15 Min



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