

Lake Cumberland Regional Industrial Complex



Site 1 Spec Building & Property Russell County, Kentucky



FOR SALE OR LEASE

Located in the 104.2 acre park 1.9 miles from the Cumberland Parkway, north via U.S. Hwy. 127. This site features 8" sewer and 4" gas lines and is certified by the Austin Group as Food & Beverage Shovel-Ready. The entire Site 1 is contained within a federally designated Opportunity Zone.

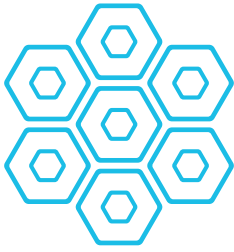
- Square Footage: 43,750
- Primary Usage: Manufacturing
- Location: Russell County / Russell Springs, Kentucky
- Eave Height: 24 feet
- Center height: 30 feet
- Total Acreage: 18 up to 104 acres
- Water: 8-inch line at building
- Sewer: 8-inch line at building
- Power: South Kentucky RECC
- Broadband: Gigabit fiber via DUO Broadband
- Natural Gas: 4-inch line at street
- Road Access: Cumberland Parkway, 1.9 miles
- Opportunity Zone



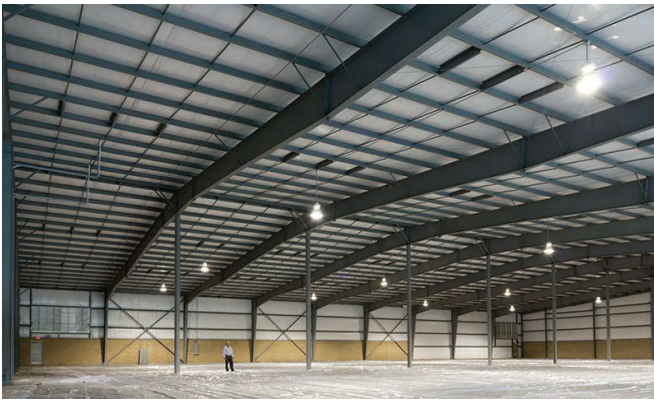
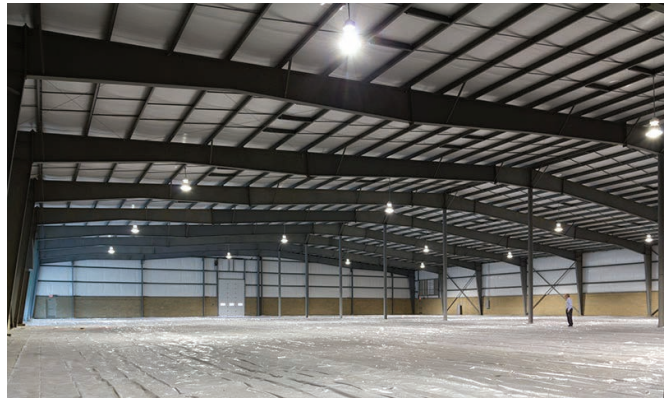
RUSSELL COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

BGarland@DuoBroadband.com
1-270-866-7070
RCIDAKY.COM

Post Office Box 1068
2150 North Main Street
Jamestown, Ky 42629 USA



Lake
Cumberland
Regional
Industrial
Complex



**RUSSELL COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

BGarland@DuoBroadband.com
1-270-866-7070
RCIDAKY.COM

Post Office Box 1068
2150 North Main Street
Jamestown, Ky 42629 USA