

Lake Cumberland Regional Industrial Complex



Site 1 Spec Building & Property Russell County, Kentucky

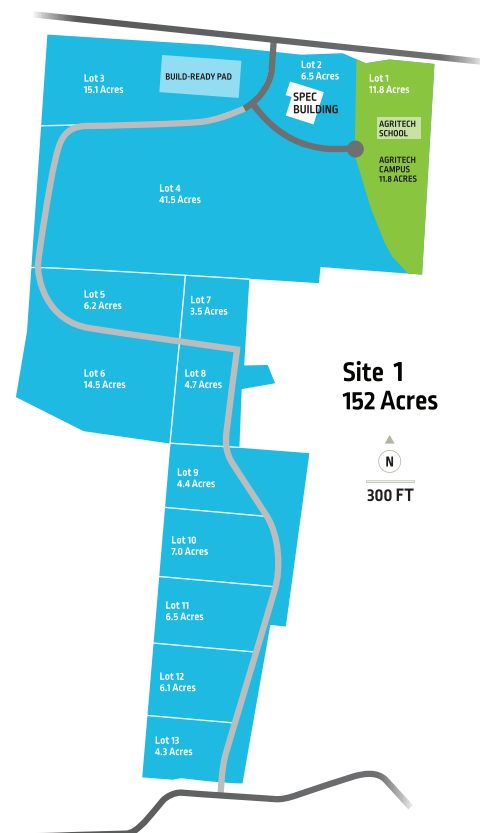
UPDATED 12-15-2021



FOR SALE OR LEASE Sale Price: \$1,250,000 · Sale Terms: Negotiable

Located in the 152 acre park 1.9 miles from the Cumberland Expressway, 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 Expressway, 1.9 miles
- Opportunity Zone



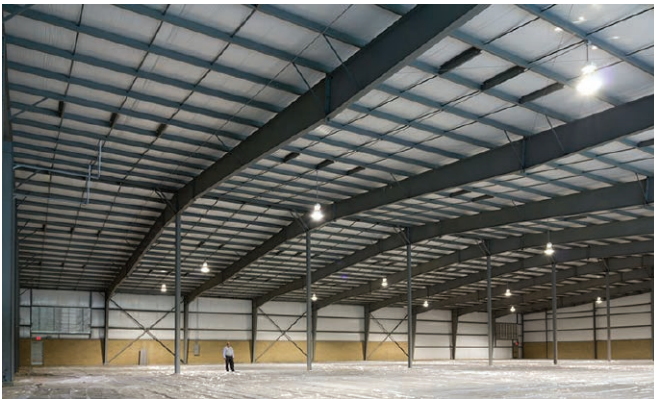
RUSSELL COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

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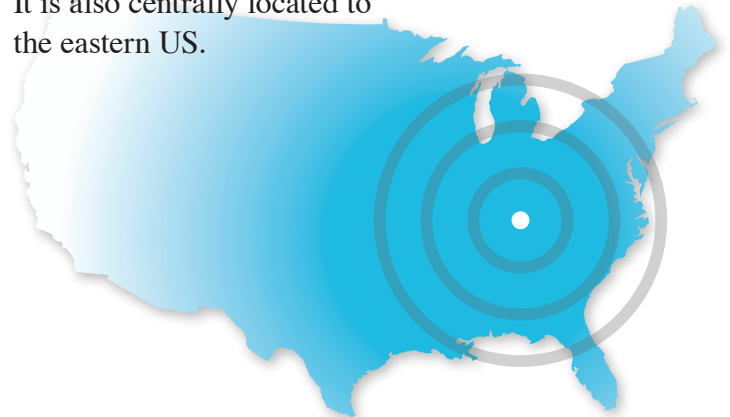
Post Office Box 1068
2150 North Main Street
Jamestown, Ky 42629 USA

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MAKE IT HERE.
RUSSELL COUNTY KY | USA



Russell County is historically climate and geologically stable with an abundance of fresh water from Lake Cumberland. It is also centrally located to the eastern US.



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