

Rj Corman
Railroad Company



WARREN PROPERTY

GUTHRIE, KY

OVERVIEW

TYPE: SITE

ACRES: 250

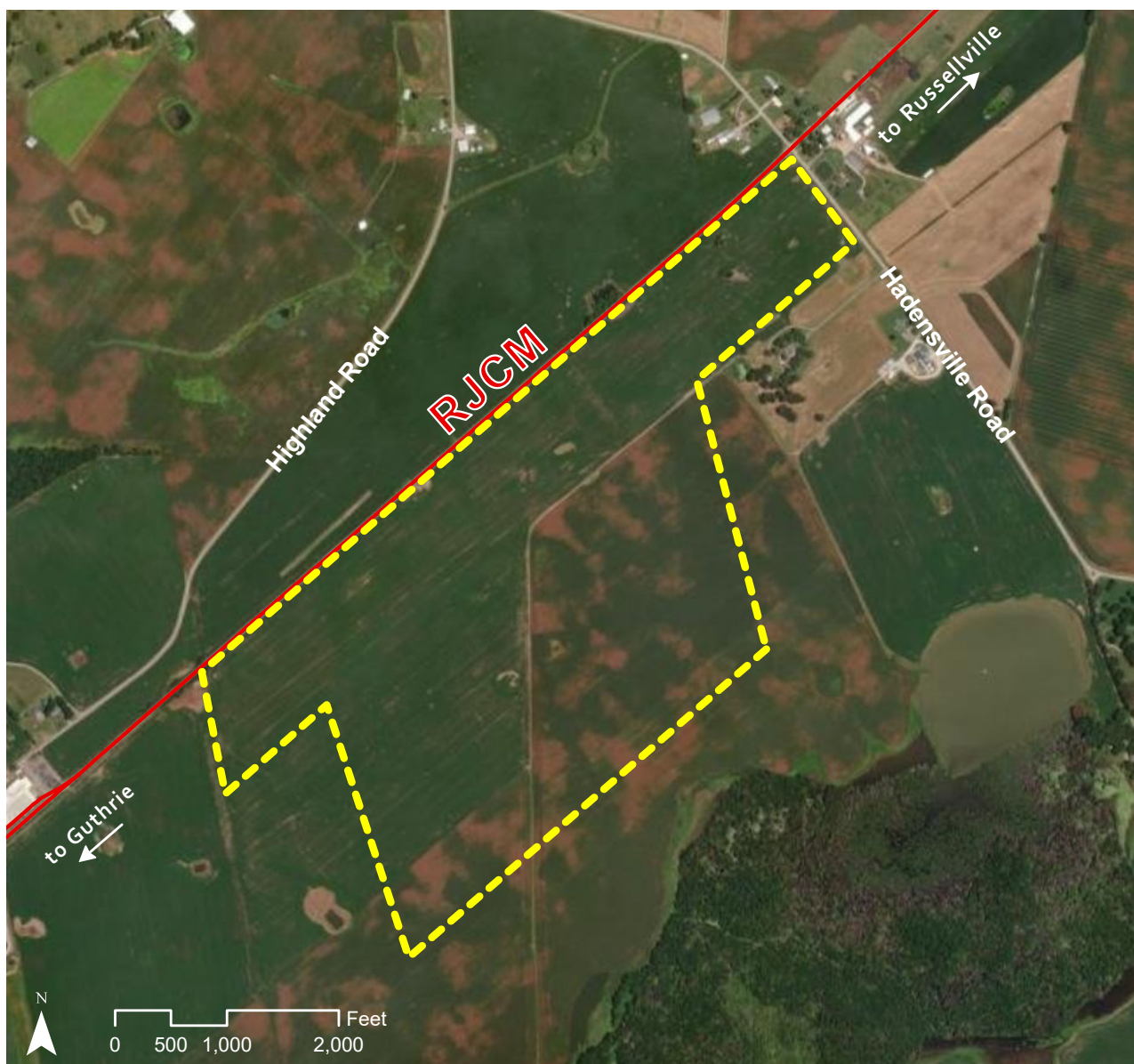
DIVISIBLE: YES

ZONING: NONE

OWNERSHIP: PRIVATE

FOR SALE/ LEASE: SALE

PRICE PER ACRE: \$30,000



INDUSTRIAL DEVELOPMENT SITE

JAKE WEIR

SR. DIRECTOR, INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT



WARREN PROPERTY

GUTHRIE, KY

LOCATION

Latitude, Longitude: 36.6635, -87.1356

County: Todd

UTILITY

Electric Provider / Details: Pennyrite Rural Electric / On site: 3 phase, 12kV

Water Provider / Details: Todd County Water District; Logan Todd Regional Water Commission / 20" & 24" line on site and 4" Line along KY848

Sewer Provider / Details: Guthrie Waste Water Facility / 8" gravity line 1,380 feet west of site

Gas Provider / Details: Guthrie Natural Gas (Kentucky Energy System) / 4" line

Telecom Provider / Details: AT&T; Brandenburg Telephone / DSL

TRANSPORTATION

Nearest Highway / Distance: Hwy 79 / 1.5 miles

Nearest Interstate / Distance: I-24 / 10 miles

Nearest Airport / Distance: Nashville International (BNA) / 55 miles

Nearest Port / Distance: Port of Nashville / 55 miles

PROPERTY DETAILS

Due Diligence Conducted: Resistivity Testing, Phase I, Topo Survey, Boundary Survey, Archeological Survey, Mechanical/Geophysical, Title Search, Aerial Photo and Drone Footage, Utility Feasibility Studies.

RAIL

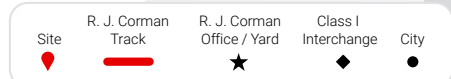
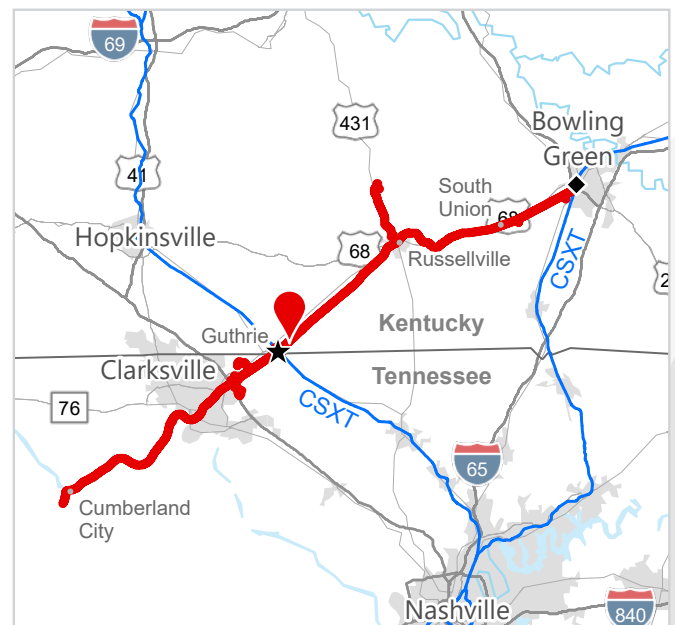
Closest Distribution Center: South Union

Closest Transloading Facility: South Union

Class I Interchange Partner(s): CSX

Interchange Point(s): Bowling Green

Served by: RJCM



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