

# AVAILABLE

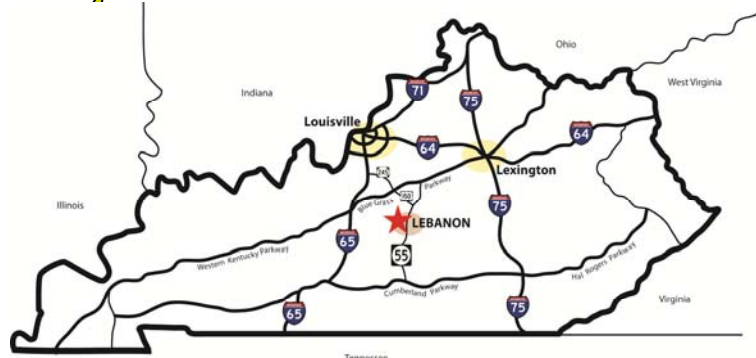
Not shovel ready...

WE ARE READY

VOTED MOST INDUSTRY FRIENDLY LOCATION  
**LEBANON KENTUCKY**

AVAILABLE 105,000 SF BUILDING

- 105,000 SF industrial space
- Site prepared for 200,000 SF
- 5,000 SF office space
- Structural steel
- 12" interior columns
- 40' x 50' bays
- 30' tall; 26' clear
- 3" insulated wall panels
- 3" insulation in roof
- Interior roof drains
- 15 lb additional mechanical load
- Set up for 10" floor (not installed)
- 1- 14'x14' insulated overhead door
- 4- 9'x10' installed (expandable to 8) insulated overhead doors
- Site graded for 100,000 addition
- Electric: 480v (3 phase available);
- Water: 12" line Sewer: 12" line
- Gas: 4" natural gas
- 10 acre site
- 200 acres available in **Crossroads Industrial Park**



The building is located in the 250 acre **Crossroads Industrial Park** and the pad has been prepared to expand to 200,000 SF.

The building is located in a very progressive industrial oriented community with an excellent work ethic and favorable labor climate.

[www.marioncountyky.com](http://www.marioncountyky.com)

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