



For Sale

331,379 s.f. manufacturing building

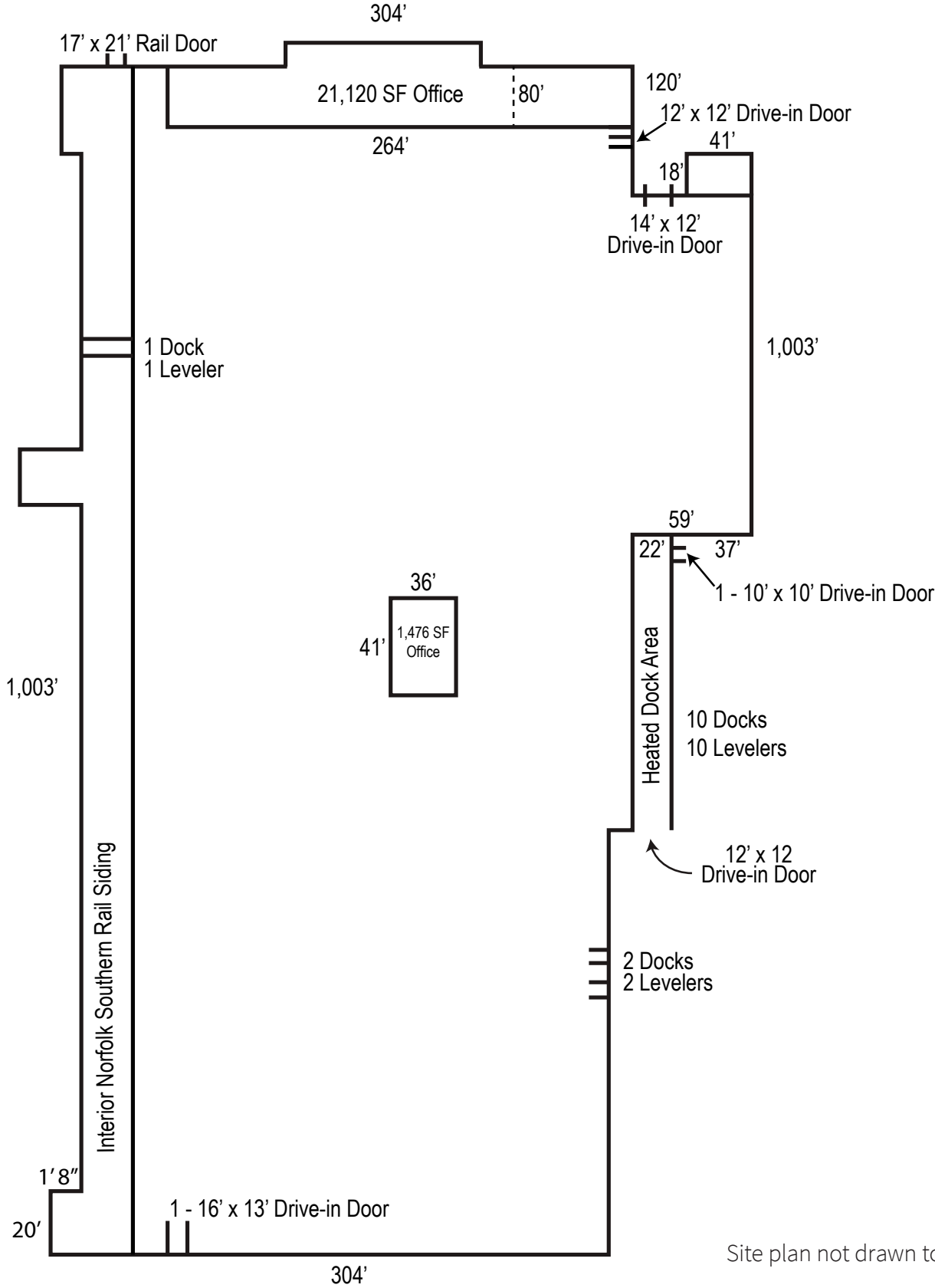
- 308,782 s.f. manufacturing area
- 22,596 s.f. office
- 17.6126 acres usable; 21.442 acres including Ohio River
- 13 docks and 13 levelers
- One 16' x 13'; two 12' x 12', one 10' x 10' and one 14' x 12' drive-in doors
- 3,000 amp, 240 volt, 3 phase electrical service
- 6" sewer line; 15" main
- 5/8" water line; 6" main
- 6" medium pressure gas line; 8" main
- 12' - 19' clear height
- Refurbished area with ten docks, ten levelers and new heaters
- Fenced concrete, asphalt and gravel yard with gates
- 300 parking spaces
- Buss ducts
- EZ-1 zoning
- Interior Norfolk Southern rail siding
- Two miles from I-264

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Site plan



Site plan not drawn to scale

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