

MARIONS BRANCH INDUSTRIAL PARK

Property Advantages:

- ⇒ 300+ Available Acres
- ⇒ All Utilities Available
- ⇒ Adjacent to US HWY 23 Industrial Corridor

PIKEVILLE, PIKE COUNTY, KENTUCKY

37° 25' 29.22"N - 82° 32' 17.56"W



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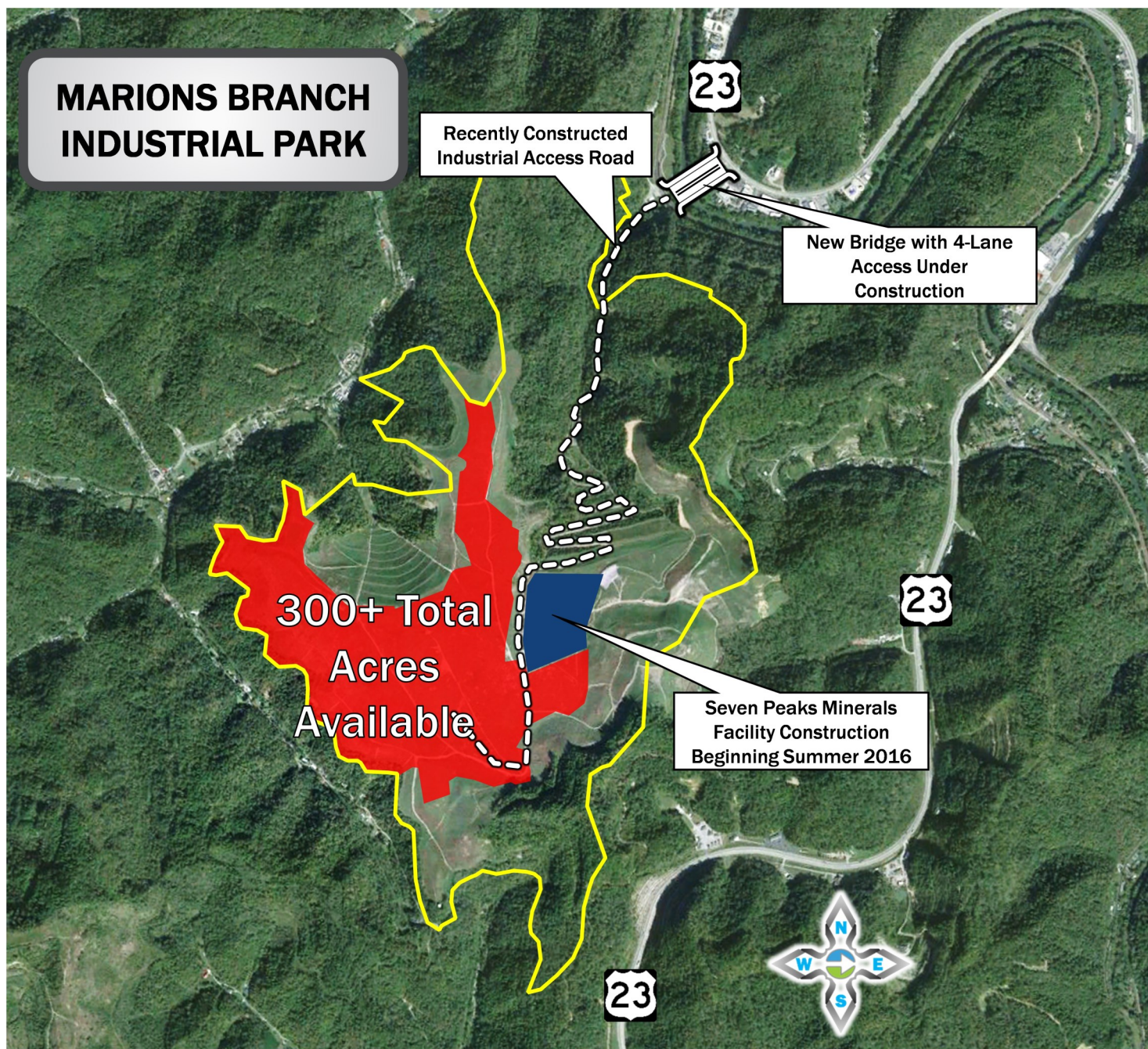
“Elevating Industry”

MARIONS BRANCH INDUSTRIAL PARK



1. Aerial Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W



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2. Proposed Lot Layout Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37° 25' 29.22"N - 82° 32' 17.56"W



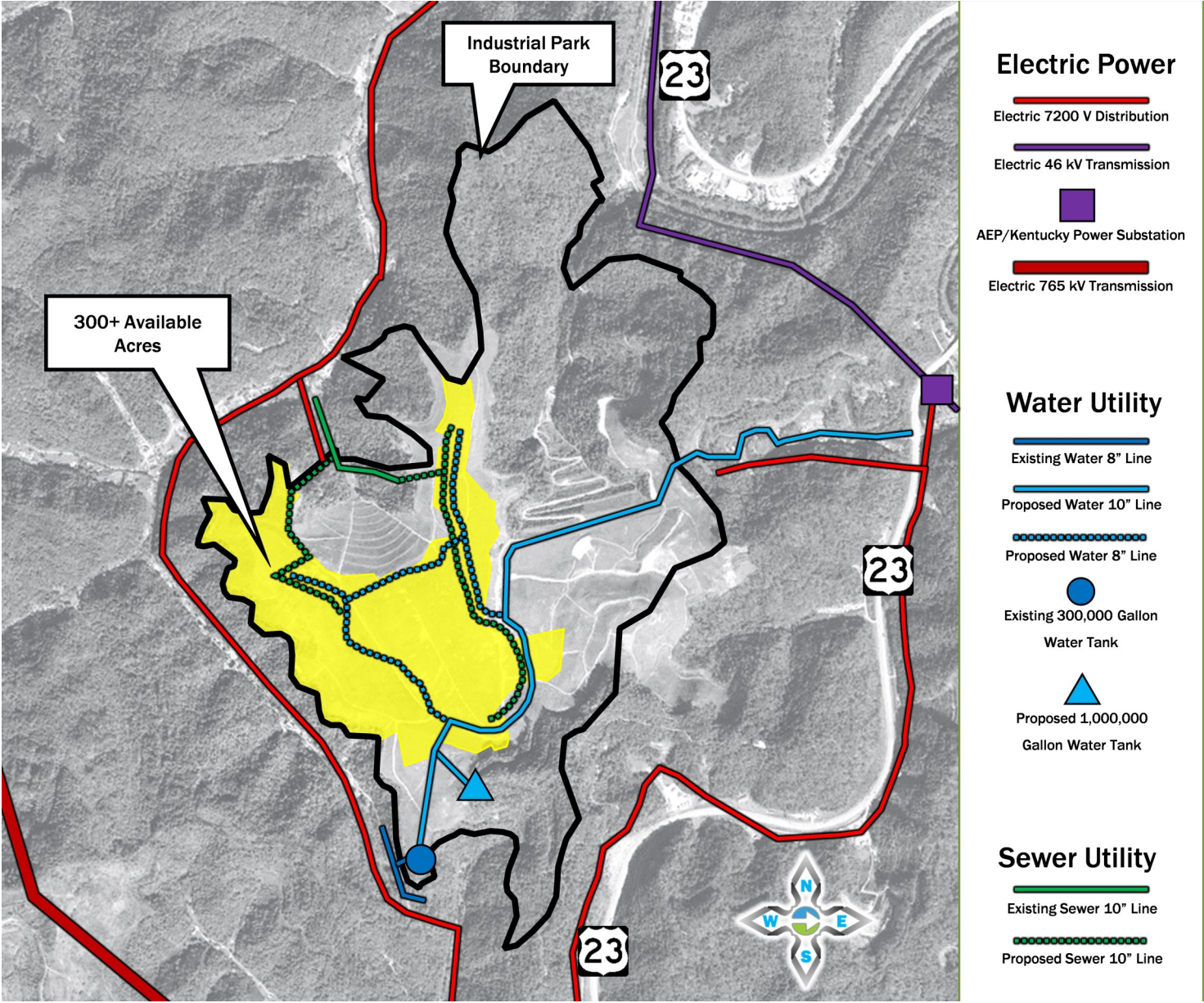
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3. Infrastructure Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37° 25' 29.22"N - 82° 32' 17.56"W



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4. Topography Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W



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5. Regional Transportation Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37° 25' 29.22"N - 82° 32' 17.56"W



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6. Local Map

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W



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7. Data

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W

GENERAL INFORMATION

Site Name:	Marions Branch Industrial Park
Owner/Broker:	City of Pikeville, KY
Address:	Marions Branch Drive, Pikeville, KY
Telephone Number:	270.832.5990
Ownership:	Publicly Owned
Other Tenants Nearby:	Addington (Announced), Wright-way Rental & Supply, Fastenal
Zoning:	Industrial—Light
Acreage:	250+ Available
100 Year Flood-plain:	No
Elevation:	Min: 1250 Max:1325
Water Table:	N/A
Phase 1 Environmental:	Yes

ELECTRIC

Provider:	AEP/Kentucky Power
Transmission Voltage to Location:	47kV & 765kV
Distribution Voltage to Location:	7200V
Secondary Voltage to Location:	N/A
Is Dual Feed Available from 1 Substation:	Yes
Is Dual Feed Available from 2 Substations:	N/A

NATURAL GAS

Provider:	Natural Gas Wells Located on Site
Gas Main Size	N/A
Distance in Feet from Location to Gas Main:	N/A
Gas Pressure:	N/A
Heat Value:	N/A

TELECOMMUNICATIONS

Local Exchange Carrier:	AT&T Kentucky
ASDL available from C.O. (Analog or Digital):	Yes
C.O. on Fiber Ring:	Yes
Can Dual Service Be Provided from 2 C.O.s	Yes
Fiber Available:	Yes
Fiber Provider:	AT&T
ISDN Available from C.O.:	Yes
Location of Closest Major Carrier POP (Miles):	5 miles

SEWER

Provider:	Pikeville Sewer
Sewer Main Size	10"
Is Use of Lift Required:	No
Treatment Plant Type	Activated Sludge
Treatment Plant Rated Capacity:	2 mgd
Treatment Plant Excess Capacity:	20,000 gpd (Sewer Upgrade Planned to Provide 3 MGD)

WATER

Provider:	Pikeville Water
Water Main Size:	10"
Static Pressure:	N/A
Residual Pressure:	N/A
Flow Per Minute:	N/A
Treatment Plant Rated Capacity:	4.5 mgd
Treatment Plant Excess Capacity:	1.5 mgd

TRANSPORTATION

Describe Highway Access:	4-Lane US HWY 23 is adjacent to park connected by Industrial Access Road. US HWY 23 connects to Interstate 64, 95 miles north of park and Interstate 26, 90 miles south of park.
Distance to Regional Airport:	Pike County Regional Airport / Hatcher Field is located 13 miles from park Tri-Cities Airport in Kingsport, TN is 107 Miles from the park; CRW (Yeager Airport in Charleston, WV) is 120 Miles from park; BlueGrass Airport in Lexington, KY is 154 Miles from park;
Distance to National/International Airport:	
Name of Nearest Port:	Port of Wurland
Distance in Miles to Nearest Port:	100 Miles
Type of Port	Inland Riverport
Rail Service Carrier:	CSX
Main or Short Line:	Main
Spur to Location:	No
Distance to Rail Line:	Adjacent to Park Entrance
Has Rail Access:	No
Has River Access:	No

PROTECTIVE SERVICES

Fire Insurance Class Rating:	N/A
Distance to Nearest Police Station:	Pikeville Police Department is 4 miles from park
Distance to Nearest Fire Station:	Pikeville Fire Department is 4 miles from park
Distance to Nearest Hospital:	Pikeville Medical Center is 4 miles from park

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8. Incentives

PIKEVILLE, PIKE COUNTY, KENTUCKY 37°25'29.22"N - 82°32'17.56"W

Payroll Grant — Kentucky Business Investment (KBI) Program

This grant provides 5 percent of gross wages for up to 15 years for qualifying projects (10-plus new jobs, capital investment of at least \$100,000, average wage of at least \$9.06/hour plus benefits of an additional 15 percent)

Corporate Tax Rebate — Kentucky Business Investment (KBI) Program

This credit can provide up to 100 percent of corporate income or limited liability entity tax arising from a project. The company may collect up to 100 percent of initial investment over a 15 year period of time as a credit against state corporate taxes.

Sales and Use Tax Refund — Kentucky Enterprise Initiative Act (KEIA)

For new or expanding projects, KEIA provides a refund of Kentucky sales and use tax paid by approved companies for building and construction materials permanently incorporated as an improvement to real property. KEIA is also available for Kentucky sales and use tax refunds for eligible equipment.

Real Estate Grant

We understand the need for your project to reduce start-up costs and are open to working on a mutually beneficial deal to get your project running and profitable as quickly as possible. Local Government entities will consider low-cost or free lease/sale transactions on property, existing buildings and/or build-to-suit for qualifying projects based on the number of jobs, wages and total investment dollars. These incentives are negotiable with Regional Industrial Development Authorities and Local Municipalities on publicly owned properties and are considered on a project-by-project basis.

Workforce Training Incentives

By utilizing Kentucky's College System, new industry may qualify for up to 100% of eligible training costs associated with the hiring of new employees. The KCTCS-Trains program offers customizable workforce and industry training to relocating or expanding companies. Additional workforce incentives and grants are available through the Bluegrass State Skills Corporation.

OJT Funding

Through our regional group, Eastern Kentucky Concentrated Employment Program (EKCEP), federal On-The-Job Training Funds may be used to cover up to 50% of new employee wages for a period of up to six months. This program provides significant payroll savings while putting our highly skilled laborers back into the workforce. This program is considered on a case-by-case basis and is not guaranteed.

For more information on Kentucky Incentives, visit www.ThinkKentucky.com