



# Scottsville, Kentucky

Allen County

Building 003-001



Available Industrial Building (239,000 SF)  
48.0 Acres

### A.O. Smith Facility Available Industrial Building 003-001 239,000 sq.ft./22,227 sq.meters

LOCATION: 636 Holt Ave, Scottsville, KY 42164  
 ZONING: Industrial  
 HIGHWAY ACCESS: I-65 -- 20 miles; -- 1 mile  
 COMMERCIAL AIR ACCESS: Nashville International Airport (Nashville, TN)  
 Distance: 64.0 miles from building  
 RAIL: Not rail served  
 WATER: Scottsville Water Department  
 Size Line: 4-inch line at building  
 SEWER: Scottsville Sewer Department  
 Size Line: 6-inch force main line at building  
 NATURAL GAS: Scottsville Gas Company  
 Size Line: 4-inch line at building  
 ELECTRICITY: Tri-County Electric Membership Corporation  
 BROADBAND (Type:Service): DSL: North Central Telephone Cooperative Inc  
 OWNER: Mr. Wells  
 LEASE PRICE: \$2.50 p.s.f./yr. (10-20 year lease); Triple net lease

