



Martin Industrial Building

Debord, Martin County, KY



About the Eastern Kentucky Business Park

The Eastern Kentucky Business Park has 180+/- acres of industrial land available. The park is located adjacent to four-lane KY HWY 3; connects to four-lane US 23 and Interstate 64.

- Can accommodate heavy and light industrial manufacturing operations
- Phase 1 Environmental available
- Within 30 minutes of the Martin County Area Technology Center, three KCTCS campuses and the East Kentucky Advanced Manufacturing Institute
- 670,000 gallons per day of water available; 600,000 gallons per day of excess sewer capacity
- Redundant power available from two AEP - KY Power substations

The Martin Industrial Building is a 55,000 SF metal on steel frame building situated on 30+/- acres and is located adjacent to the Big Sandy Regional Airport. All utilities are available at the building.

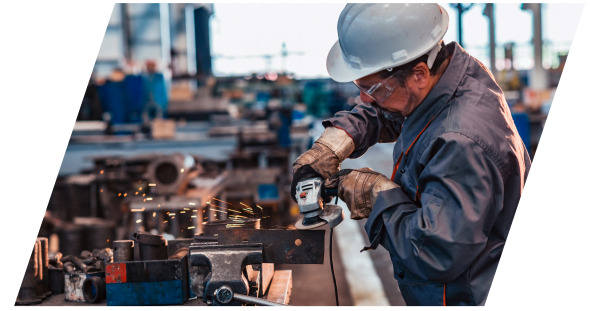
Features

- **Floor area:** 55,000 SF; expandable up to 100,000 SF with additional Detailed Development Plan approval on current 30-acre site
- **Dimensions:** 250' x 200' (plus 5,000 SF of finished office space)
- **Ceiling Height:** Min: 24' Max: 32'
- **Floor:** 7" reinforced concrete floor
- **Walls:** 24-gauge, 2" thick insulated sandwich panels and 8' block wainscot with core insulation
- **Column Spacing:** Two rows with 60' x 25' spacing
- **Docks/Overhead Doors:** Two drive-in doors and two dock doors installed; expandable
- **Overhead Cranes:** Three Overhead Cranes; Two Five Ton and One Seven Ton
- **Parking Spaces:** 32 (expandable)



Workforce Snapshot: OEK Region

The East Kentucky regional economy has been rooted in the coal industry for generations. With the decline of coal, the region seeks new opportunities and creative solutions to bring back more prosperous times. The people of East Kentucky have a nearly indescribable spirit of perseverance, hard work, tenacity, ingenuity and dedication, while collectively fostering one of the most humble cultures within the borders of our country.



95%
Non-Union

\$17.⁵³
Avg Hourly Earnings

7,000
Available Workers

22.9
Avg Commute Time

135,000
Within Labor Force



Geographic Information:

- **Highway Access:** Approx. 0.5 miles from four-lane KY HWY 3 connecting to US HWY 23
- **Interstate Access:** Approx. 70 miles from Interstate 64 via four-lane US HWY 23
- **International Airports:** 60 miles to Huntington Tri-State (HTS); 120 miles to Yeager Airport (CRW)
- **Ports & Rail:** 72 miles to (inland riverport) Port of Wurtland; 12 miles to CSX rail access

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Utilities:

- **Electrical:** 3-phase; two substations - 69kV & 138kV (AEP - Kentucky Power)
- **Water:** 12" line (Martin County Water / Prestonsburg Utilities)
- **Sewer:** 6" PVC line (Paintsville Utilities)
- **Gas:** 4" line (Kentucky Frontier Gas)
- **Telecommunications/Fiber:** Available at site (AT&T & Foothills Communications)