



Kentucky Enterprise Industrial Park (AEPKY)

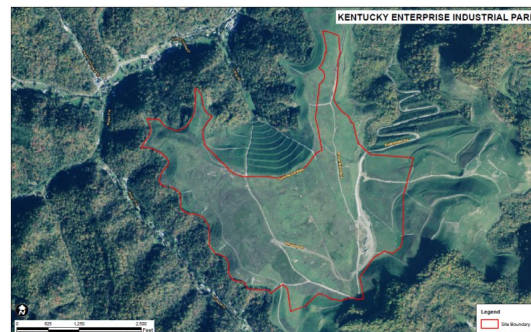
Available Acres: 385

Address:

Enterprise Road
Pikeville, KY 41501 (Pike)

Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review is available upon request. This 385-acre industrial-zoned site is located in Pikeville, Pike County, KY, is level, and has close and easy access to US 23. A new bridge connecting Marions Branch and US 23 has been completed. A conceptual subdivided map containing over 15 lots has been completed. All conceptual lots on the site are negotiable and can be reconfigured to meet the needs of developers for manufacturing, commercial, and industrial facilities. The Infrastructure and utilities are easily accessible on site and are available for expansion.



Site Details:

Available Acres: 385	Adjacent Avail. Acres: 0
Topography: Level	Setting: Industrial Park
Zoning: Industrial	Within City Limits: No

Transportation:

Nearest Interstate: I-26	Distance (miles): 90
Nearest 4-Lane Highway: US 23	Distance (miles): 0.1
Nearest Commercial Airport: Huntington Tri-State Airport	Distance (miles): 92
Rail Served: No	

Utilities:

Electric Distribution: AEP - Kentucky Power Company
Natural Gas Distribution: City of Pikeville
Water: City of Pikeville
Sewer: City of Pikeville
Local Telecommunications Service: AT&T Kentucky

Contact:

Jacob S. Colley
AEP - Kentucky Power Company
3249 North Mayo Trail
Pikeville, KY 41501
Phone: 606-437-3790
E-Mail: jscolley@aep.com
Web site: <http://www.aeped.com>

Philip R. Elswick
City of Pikeville
Pikeville, KY 41501
Phone: 606-437-5104
E-Mail: Philip.Elswick@pikevilleky.gov
Web site: <http://www.pikevilleky.gov>

Offering:

Sale Price: \$10,000 per acre
Lease Rate (Sq. Ft./Per Year): N/A