

Hilpp Warehouse #12



LOCATION

ADDRESS 521 E. High Street

Lebanon, KY 40033

LOCATED IN CITY LIMITS Yes

ZONING I-2 (Heavy Industrial)

COUNTY Marion

FLOOD HAZARD ZONE No

SIZE

AVAILABLE FACILITY S.F. 65,000

TOTAL ACREAGE 4

WILL OWNER SUBDIVIDE PROPERTY Yes

**ACREAGE RANGE THAT OWNER WILL
SUBDIVIDE** Options available

OWNER Freddie Hilpp

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EMAIL hci@hilpp.com

ADDRESS

313 Koehler Dr.

Lebanon, Kentucky 40033



PAT FORD

Executive Director

Marion Co. Industrial Foundation

270.692.6002

Hilpp Warehouse #1 2



BUILDING SPACE

SHIPPING OFFICE 1

RESTROOMS 1

FULLY EQUIPPED LOADING DOCKS 4

55,000 LB. HYDRAULIC LEVELERS 4

Includes locks and shelters

- LED lighting and occupancy sensor
- 100% Wet Sprinkler System
- Pre-engineered metal building
- 14' x 14' insulated drive-thru door

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UTILITIES

ELECTRICITY Kentucky Utilities

PROXIMITY TO POWER LINE Adjacent to building

VOLTAGE 7KV

PHASE Single

GAS Atmos Energy Corporation

PROXIMITY TO GAS MAIN Adjacent to building

SIZE OF GAS MAIN 2" or 4"

GAS PRESSURE 60 PSIG line or 360 PSIG line about 1,750 feet away

WATER Lebanon Water Company

PROXIMITY TO WATER MAIN Onsite

SIZE OF WATER MAIN 8"

WATER PRESSURE (STATIC) 80 PSI

WATER PRESSURE (RESIDUAL) 50 PSI

EXCESS CAPACITY OF TREATMENT PLANT
2.9 MGD

SEWER Lebanon Sewer Department

PROXIMITY TO SEWER MAIN Adjacent to property

SIZE OF SEWER MAIN 8"

EXCESS CAPACITY OF TREATMENT PLANT
1.2 MGD

TELEPHONE Available

BROADBAND SERVICE Available

TRANSPORTATION

4 LANE HIGHWAY Yes

LOCAL COMMERCIAL AIRPORT Yes
Lebanon-Springfield Airport
5 miles away

INTERNATIONAL AIRPORT Yes
Blue Grass Airport

58.4 miles away
Louisville International Airport
62.0 miles away

SALE / LEASE

SALE PRICE Negotiable

LEASE PRICE Negotiable

AVAILABLE PURCHASE OR LEASE DATE

ENVIRONMENTAL COMMENTS

No environmental issues

ADDITIONAL COMMENTS

Brand new warehouse space!

Electric Additions Available:

12 kV three phase on Woodlawn Avenue (one block northeast)

69 kV transmission (one block Northeast and three blocks southeast)