

**Bag Warehouse  
193 1/2 American Avenue  
GLASGOW, KY**

**Property Specifications**

**Size:** 50,400 square feet

**Dimensions:** 100' X 200' + 100'x304' Connected

**Lot Size:** 4 Acres

**Parking:** Approximately 10 Cars - 20 Trailers

**Condition:** Good

**Date(s) of Construction:** 20,000 Square Feet, 1990: 30,400 Square Feet 2009

**Construction:** Floors: 6" Concrete Slab with Wire Mesh Reinforcement  
Walls: Metal Liner Panel up to 7'4" throughout  
  
Columns: Single Line Center Post  
Roof: Screw down metal

**Office:** N/A

**Ceiling Height:** 16' side - 18' Center plus 24' side - 28' Center

**Column Spacing:** Single Line Center Post

**Power:** Glasgow Electric Plant Board  
Primary 100 Amp Service 2 Locations

**Sprinkler:** 100% sprinkler wet or dry

**Water:** Glasgow Water Company  
6" main

**Sewer:** Glasgow Water Company  
6" main

**Natural Gas:** Atmos Energy

**HVAC:** Ceiling suspended gas-fired 400k units in warehouse area

**Lighting:** 400 Watt - Metal Halide

**Truck Loading:** 5 loading dock 8' X 9'  
3 Rail Unload Dock 9'x12'

**Rail:** Onsite Connected

**Rest Rooms:** Two (2) Men and One (1) Women

**Zoning:** Industrial

**Last Use:** General Storage and distribution of Rolled Paper - LSC

**Possession:** 30 Days after signed letter of intent

**Price:** \$.35 per square monthly \$4.20 per square ft per year  
Plus ALL Utilities gas, water, sewer and electric

**Transportation:**

Nearest Interstate:	Cumberland Parkway, 1.8 miles
Nearest Commercial Airport	Louisville International/Stanford Field, 90 miles from building
Nearest Local Airport	Glasgow Municipal Airport, 3 miles from building
Nearest Riverport	Louisville Jefferson County Riverport, 90 miles from building CSX Railroad - 1/8 Mile from Warehouse

**Owner:** American Materials, Inc.  
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