

**WELLS WAREHOUSE
200 AMERICAN AVENUE
GLASGOW, KY**

Property Specifications

Size:	108,750 square feet - Warehouse and Distribution Center
Dimensions:	350' x 310'
Lot Size:	7 Acres with ample room for expansion of up to an Additional 100,000 square feet
Paved Parking:	Office and Warehouse area: Approximately 50 cars
Condition:	Excellent
Date(s) of Construction:	1960 - 108,750 square feet, Remodeled in 2012 -Refurbished March 2019
Construction:	Floors: Concrete Walls: Combination of 6" block with insulated metal above Columns: 5" Round Steel Post Roof: White rubber membrane Firestone 2007 (15 year warranty)
Office:	2,080 square feet 2 Levels 65'x16' >All available not in warehouse square footage
Ceiling Height:	15' sides to 21' center
Column Spacing:	16'x40'
Power:	Glasgow Electric Plant Board Primary 480/277 - 3 phase
Sprinkler:	100% sprinkler wet or dry
Water:	Glasgow Water Company 6" main
Sewer:	Glasgow Water Company 6" main
Natural Gas:	Atmos Energy
Compressed Air:	Compressor with Lines in facility
HVAC:	Office 100% air conditioned via heat pump system Ceiling suspended gas-fired 400k units in warehouse area

Lighting: 400 watt metal halide

Ventilation: Rooftop Exhaust Ventilation

Truck Loading: 15 total loading docks 9' X 10' of which 9 are in front and 6 in the rear in the designated area.
2 Drive in Doors
Trailer drops and dock areas are concrete pad

Rail: 1/8 Mile

Rest Rooms: Two Men and Two Women in warehouse area plus Office Restroom

Zoning: Industrial

Broad Band Provider: South Central Rural Telephone Company

Last Use: General Warehouse and distribution of food packaging products

Possession: Immediate with concrete letter of intent

Price: \$2.40 per square foot 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

Owner: American Materials, Inc.
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