

SITE DATA SHEET
1505 US Highway 421, Bottoms Industrial Site
Largest Possible Tract: 33.0

GENERAL INFORMATION

County: Franklin
Reference City: Frankfort
School District: Franklin County Schools
Location: US Highway 421 South
Zoning: IG – Industrial General

TRANSPORTATION

Nearest Interstate/Parkway:
I-64, I-75

General Highway Access Description:

Nearest Airport:
Capital City Airport

Commercial/International:
Bluegrass Airport
(21 miles southeast of Frankfort)

Rail Access: Available

Nearest Riverport:
Louisville-Jefferson County Riverport
(65 miles from site)

PRICE PER ACRE

\$1,130,000 for the parcel of 33.0 acres

OWNERSHIP

Private

UTILITIES

Electricity:
Frankfort Plant Board

Natural Gas:
Columbia Gas of Kentucky, Inc.
8-inch line passes through northern portion of site; 6-inch line north of site; 10-inch line east of site

Sewer:
City of Frankfort Sewer Department

System Information (gallons per day):
Treatment Capacity: 9,900,000
Average Daily Flow: 6,100,000
Excess Capacity: 3,800,000

Water:
Frankfort Plant Board

System Information (gallons per day):
Treatment Capacity: 18,000,000
Average Daily Flow: 8,524,000
Excess Capacity: 9,476,000

Broadband/Internet
Frankfort Plant Board; AT&T

LINKS TO ADDITIONAL INFO

N/A

REMARKS

Jim Beam Warehouse

33 acres currently for sale

KY Archives (gov.)

Newman and Collins Property
CHN Developers, LLC

Taylor Rd

421

004 II

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REGISTERED SURVEYOR

DATE

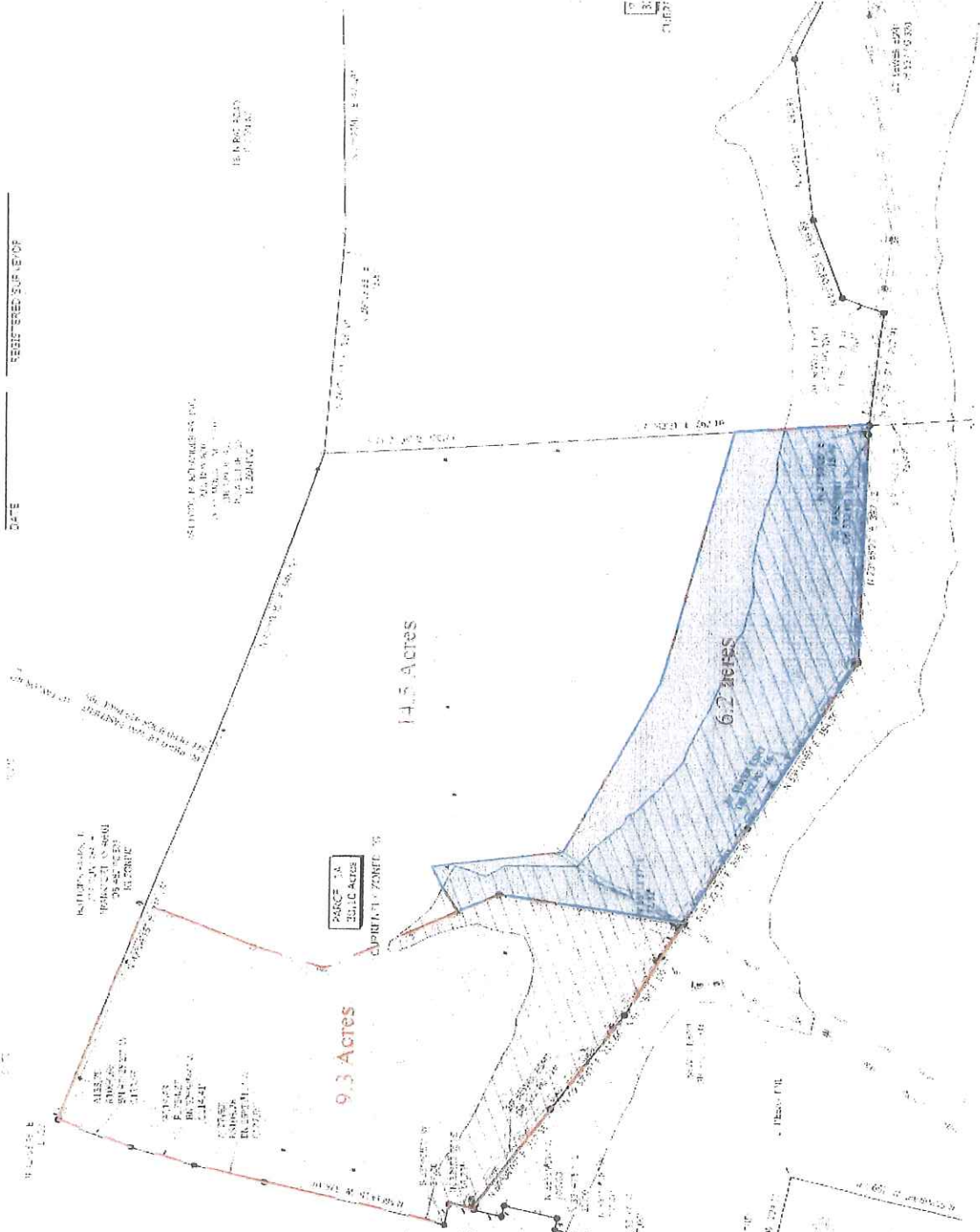
KY 676
 E-W
 CONNECTOR
 US 421
 VERSAILLES RD
 LEESTOWN ROAD
 TAYLOR TOT RD.
 CHENAULT RD
 CHENAULT RD
 COMMERCE BLVD
 SHTF
 164

NOT TO SCALE
VICINITY MAP

ALL RIGHTS RESERVED
 THIS SURVEY AND THE MAP THEREON
 ARE THE PROPERTY OF THE SURVEYOR
 AND NO PART THEREOF SHALL BE
 REPRODUCED OR TRANSMITTED IN
 ANY FORM OR BY ANY MEANS,
 ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE
 AND RETRIEVAL SYSTEM, WITHOUT
 THE WRITTEN PERMISSION OF THE
 SURVEYOR. ANY VIOLATION OF THIS
 STATEMENT SHALL BE PUNISHED AS
 A BREACH OF CONTRACT. THE
 SURVEYOR ASSUMES NO LIABILITY FOR
 DAMAGES OF ANY KIND, INCLUDING
 CONSEQUENTIAL DAMAGES, ARISING
 FROM THE USE OF THIS SURVEY OR
 THE MAP THEREON. THE SURVEYOR
 HAS BEEN ADVISED THAT THERE ARE
 UNRECORDED DEEDS AND EASEMENTS
 THAT MAY AFFECT THIS SURVEY.

THE LOCATION OF THE LOTS
 HEREBY SHOWN ARE BASED ON
 AERIAL PHOTOGRAPHS AND FIELD
 SURVEYING DATA. THE SERVICE
 ENGINEER HAS CONDUCTED A
 VISUAL INSPECTION AND HAS
 DETERMINED THE LOTS ARE
 APPROXIMATELY ACCURATE.
 THE LOTS SHOWN ON THIS MAP
 HAVE BEEN DERIVED FROM A
 PHOTOAERIAL SURVEY. THE
 SERVICE ENGINEER HAS CONDUCTED
 A VISUAL INSPECTION AND HAS
 DETERMINED THE LOTS ARE
 APPROXIMATELY ACCURATE.

OWNER:
 CHN DEVELOPERS, LLC
 133 PEAKS HILL RD,
 FRANKFORT, KY 40601
 PROPERTY ADDRESS:
 1505 LEESTOWN RD,
 FRANKFORT, KY 40601



9.3 Acres
 14.3 Acres
 6.2 Acres