

FOR LEASE-SALE

5100 Hanson Rd, Madisonville, KY



Property Specifications

- Total space: 23,000 sq ft
- Offices: 2,850 sq ft - divided into 5 offices
- Parking: paved/15 cars, gravel/150 cars
- Ceiling heights: 12' - 12' - 10' - 14', open spans of 50x80 - 60x120 - 40x75
- Cranes: 4 crane rails - 8,000 lb; 2,000 lb; 300 lb; 500 lb
- Loading docks: 12x12 shipping door with office for shipping/receiving. Docks have power ramp with capacity of 20,000 lb.
- Plant has air lines, water, natural gas in all areas of the building
- Building has 9 overhead doors
- Ventilation: Plant has exhaust in all areas

Location

- Nearest Interstate/Parkway: >1 mile to I-69 South, 2.8 miles to I-69 North
- Nearest Airport: Evansville Regional Airport (EVV) 50 miles north of Madisonville
- 100 miles to Nashville International (BNA)
- 130 miles to UPS Louisville Worldport

Utilities

Electricity: Kentucky Utilities -
480 volts 240/120 volts
2400 amp +
80' 400 amp 480 v Buss duct
100' 200 amp 480 v Buss duct

Natural Gas: Western KY Gas
2 lines - 1 1/2" - 2"

Water: Madisonville Municipal Utilities
New 1,000,000 gal. reserve tank (1,000 yards away)

**Madisonville-Hopkins County
Economic Development Corporation
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