

FOR SALE
GRANT COUNTY INDUSTRIAL PARK
US 25, DRY RIDGE, KY



INDUSTRIAL PARK
180± ACRES

- Can be divided
- Located in the automotive corridor
- City-provided lighting on Business Blvd.
- New sewage lift station
- 8" sewer line; 10" water line
- Air quality attainment area
- Easy access to I-75
- All amenities nearby
- Norfolk Southern rail possible at site
- Zoned Industrial-1

PRICE: \$55,000/Acre

For more information, contact:

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SITE OVERVIEW



Acreage:	180 Acres
Topography:	Rolling
Governing Jurisdiction:	City of Dry Ridge
Rail:	Norfolk Southern
Utilities:	
Electric:	Duke Energy www.duke-energy.com (800.544.6900)
Gas:	12" gas line Duke Energy www.duke-energy.com (800.544.6900)
Water:	10" line with 200,000 gallon elevated storage tank City of Dry Ridge www.cdrky.org (859.824.3335)
Sewer:	8" sewer line City of Dry Ridge www.cdrky.org (859.824.3335)
Miscellaneous:	Park covenants in place

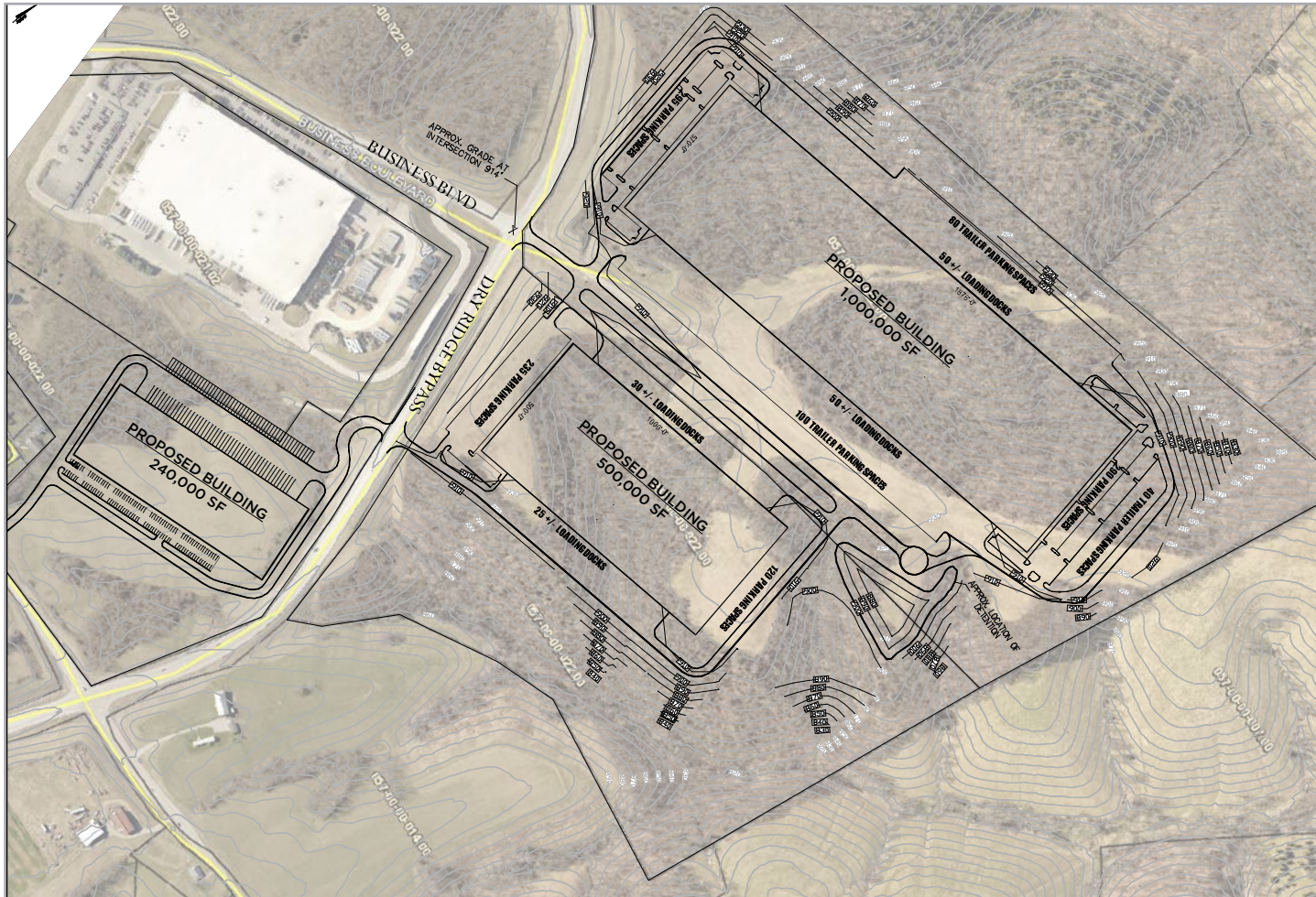
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CONCEP DEVELOPMENT PLAN



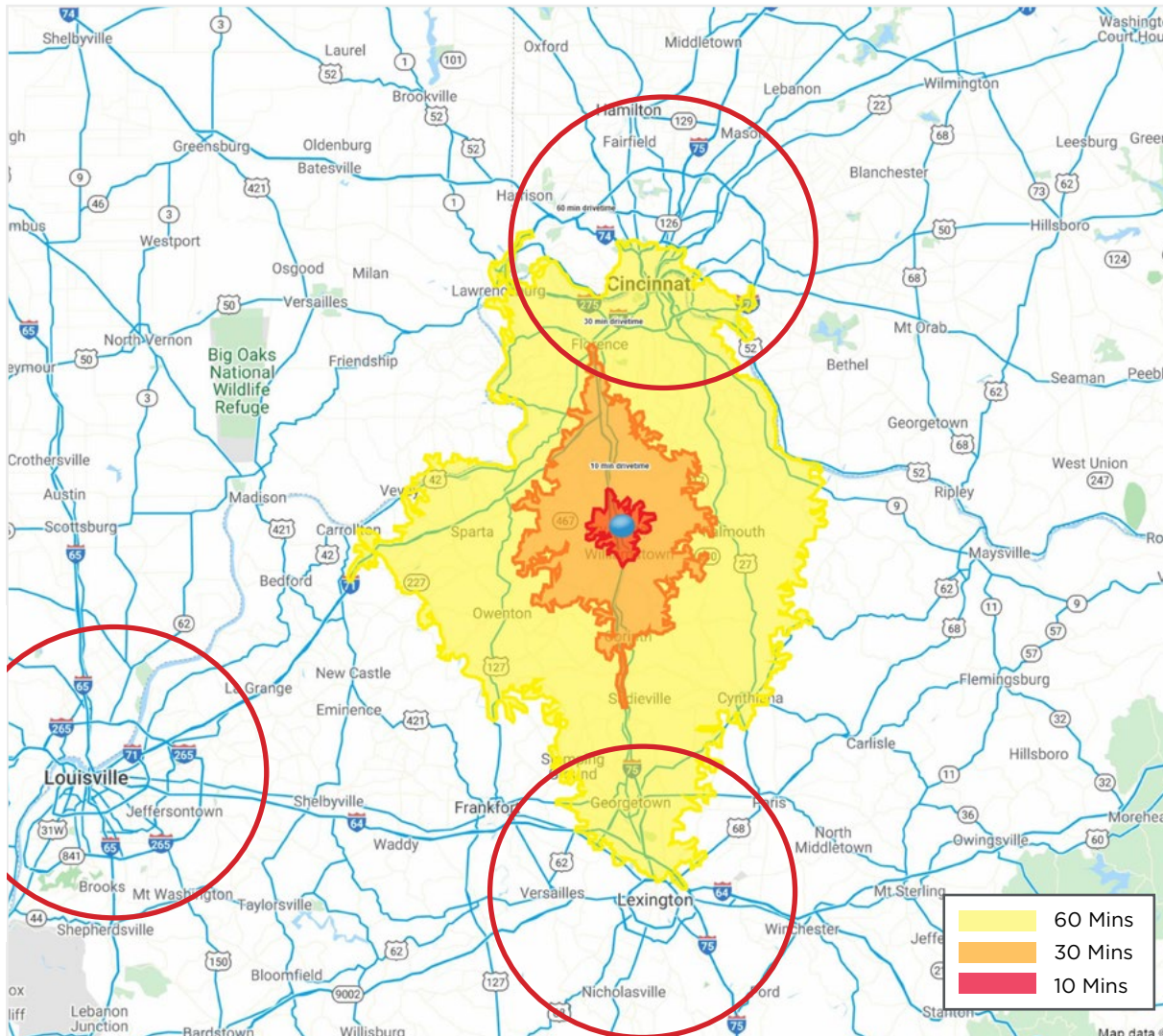
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DEMOGRAPHICS



LOCATION HIGHLIGHTS

- 600 miles of over half the U.S. population
- 53% of the country's manufacturing firms
- 54% of the U.S. purchasing power
- 57% of the nation's value-added by manufacturing
- An accessible international airport
- Superior telecommunications and other business support services
- State incentives and tax programs

