

Campbellsville Apparel Building

1309 East Broadway, Campbellsville, Kentucky 42718 - Taylor County



General Information

Total Square Feet: 41,172
Total Acres: 3.80
Additional Acres: -0-
Within City Limits: Yes
Year Built: 1980
Year Renovated: 2000
Current Use: Manufacturing
Former Use: Retail
Tenant Last Occupied: Campbellsville Apparel
Building Quality: Excellent
Building Status: Available 12/31/2021
School District: Campbellsville Independent School District
Description of Buildings on Site: Former retail shopping center.

Property Details

Latitude/Longitude: 37.3529, -85.3326
Type of space: Office, Industrial, Retail, Warehouse/Distribution
Min Size: 41,172 sqft
Max Size: 41,172 sqft
Last Updated: 8/23/2021

State Contact

Company: Kentucky Cabinet for Economic Development
Contact Name: Amy Bowman
Address: 300 West Broadway, Frankfort, KY 40601
City: Frankfort
State: Kentucky
Phone: 502-564-7670
Email: EconDev@ky.gov
Website: <https://ced.ky.gov>



Contact Information

Company: Team Taylor County
Contact Name: Ron McMahan
Address: 205 N Columbia Ave
City: Campbellsville
State: Kentucky
Phone: 270-465-9636
Cell: 270-403-6525
Email: Ron@TeamTaylorCounty.com
Website: www.teamtaylorcounty.com

Site Details

Zoning: B4 - Business
Largest Possible Tract: 3.80

Building Details

Bay Size: 48 ft X 30 ft
Sprinklered: Yes
Floor Type: Concrete
Number of Drive in Doors: 1
Truck Docks: 2
Type of Construction: Block
Manufacturing Sqft: 31,697
Office Sqft: 1,728
Other Sqft: 7,747
Air Condition Main : Yes
Air Conditioning Office : Yes
Column Spacing: 48 ft X 30 ft
Number of Floors: 1
Air Conditioning: 41,172

Availability

For Sale: Yes
Sale Price: \$1,250,000
Data Center : Yes
Data Center SQFT: 41,172

Utilities

Electricity on Site: Kentucky Utilities
Phase: 3-phase
Voltage: 277-480 Volt
AMP: 2 400 amp bases

Natural Gas: Atmos Gas

Sewer: Campbellsville Water & Sewer Company

Water: Campbellsville Water & Sewer Company

Electric : Yes

Fiber: Yes

3-Phase Available: Yes

DSL: Yes

Electric Service Provider: Duo Broadband; Windstream; Comcast

Additional Contact

Company: Campbellsville Apparel Company

Name: Chris Reynolds

City: Campbellsville

Description

Total square footage is 41,172. Breakdown as follows:

Open main floor space: 31,697 sq ft

Breakroom: 800 sq ft

Back room storage with overhead door and 2 sets of double doors:
2,518 sq ft

Shipping/receiving: 1,904 sq ft

Dock area with concrete ramps to two overhead trailer doors: 1,800
sq ft

Front reception office, conference room, 5 offices: 1,728 sq ft

Three offices at rear of main floor space: 725 sq ft

Floor to drop ceiling height: 12 ft

Floor to bottom of rafter height: Front of building -16 ½ ft, Rear of
building - 14 ft

Building contains support columns 48 ft x 30 ft apart

Rubber roof with warranty until 7/30/2023

Parking lot was resealed and striped in 2017 with 185 parking places
and more
could be marked if need

Five rooftop 20 ton heat/air units (all electric) installed between
2007-2020

One heat/air unit for front offices

Two air compressors: 60 HP Kaeser, 30HP Ingersoll Rand

Building and dock areas contain a fire sprinkler system maintained
and inspected annually
by Johnson Controls...last inspection May 2021.

Two restrooms - one women's with 13 regular stalls and 2 handicap
and 10 sinks and one
men's with two handicap stalls, 1 regular stall and 2 handicap sinks

Electrical service: 1 meter with two 400 amp bases/277-480 Volt



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