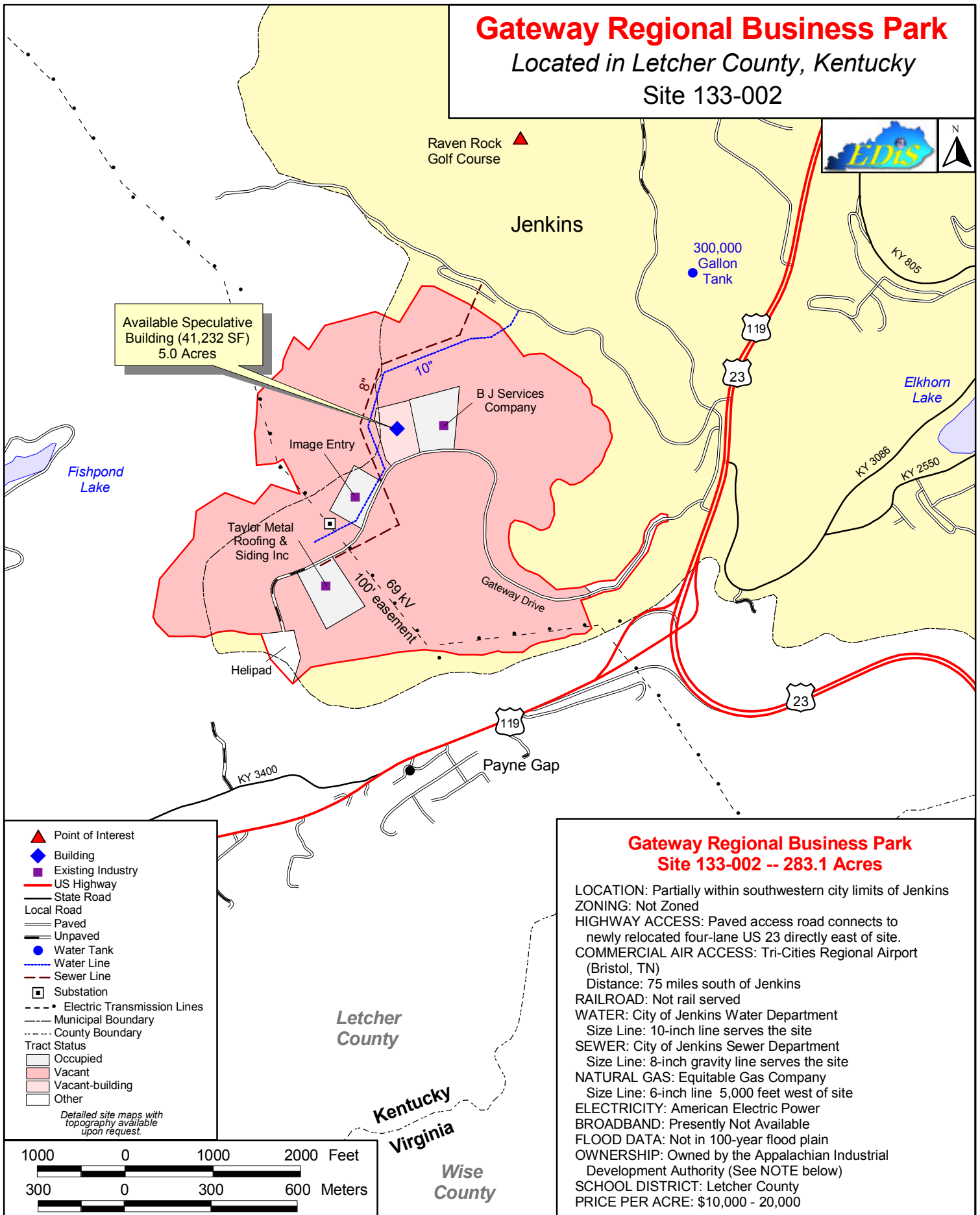


# Gateway Regional Business Park

Located in Letcher County, Kentucky

Site 133-002



Available Speculative Building (41,232 SF) 5.0 Acres



Raven Rock Golf Course

Jenkins

300,000 Gallon Tank

KY 805

Elkhorn Lake

KY 3086

KY 2550

Fishpond Lake

Taylor Metal Roofing & Siding Inc

B J Services Company

Image Entry

Gateway Drive

Helipad

Payne Gap

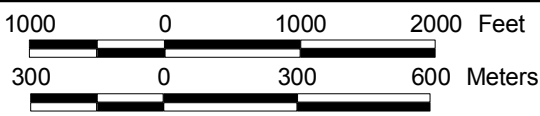
KY 3400

119

23

- ▲ Point of Interest
- ◆ Building
- Existing Industry
- US Highway
- State Road
- Local Road
- Paved
- Unpaved
- Water Tank
- Water Line
- Sewer Line
- Substation
- Electric Transmission Lines
- Municipal Boundary
- County Boundary
- Tract Status
- Occupied
- Vacant
- Vacant-building
- Other

Detailed site maps with topography available upon request.



Letcher County

Kentucky Virginia

Wise County

## Gateway Regional Business Park Site 133-002 -- 283.1 Acres

**LOCATION:** Partially within southwestern city limits of Jenkins  
**ZONING:** Not Zoned  
**HIGHWAY ACCESS:** Paved access road connects to newly relocated four-lane US 23 directly east of site.  
**COMMERCIAL AIR ACCESS:** Tri-Cities Regional Airport (Bristol, TN)  
 Distance: 75 miles south of Jenkins  
**RAILROAD:** Not rail served  
**WATER:** City of Jenkins Water Department  
 Size Line: 10-inch line serves the site  
**SEWER:** City of Jenkins Sewer Department  
 Size Line: 8-inch gravity line serves the site  
**NATURAL GAS:** Equitable Gas Company  
 Size Line: 6-inch line 5,000 feet west of site  
**ELECTRICITY:** American Electric Power  
**BROADBAND:** Presently Not Available  
**FLOOD DATA:** Not in 100-year flood plain  
**OWNERSHIP:** Owned by the Appalachian Industrial Development Authority (See NOTE below)  
**SCHOOL DISTRICT:** Letcher County  
**PRICE PER ACRE:** \$10,000 - 20,000

For more information contact the Kentucky Cabinet for Economic Development, Department for New Business Development Old Capitol Annex - 300 West Broadway - Frankfort, KY 40601 - Tel: (502) 564-7140 - Fax: (502) 564-3256 [www.thinkkentucky.com/edis/](http://www.thinkkentucky.com/edis/)

NOTE: The Appalachian Industrial Development Authority is comprised of the following counties: Letcher, Floyd, Knott, Pike. Portions of this map include data from the KTC, BTS, ESRI, USGS as well as internal data of KCED. All information shown on this map is from sources deemed reliable. No warranty or representation is made to its accuracy, errors or omissions that may be contained within.

Map date: 7/15/2005