

# AVAILABLE

RACELAND, KENTUCKY

820 CSX SAFEWAY DRIVE  
RACELAND, KY 41169

11 facility tracks with an additional  
8 storage tracks



7 BUILDINGS TOTALING APPROXIMATELY  
470,130 SF ON 83.6 ACRES

ATLANTA

3455 PEACHTREE ROAD, SUITE 1800, ATLANTA, GA 30326  
† 770-552-2400

[nmrk.com](http://nmrk.com)

## NEWMARK

For Additional Information:

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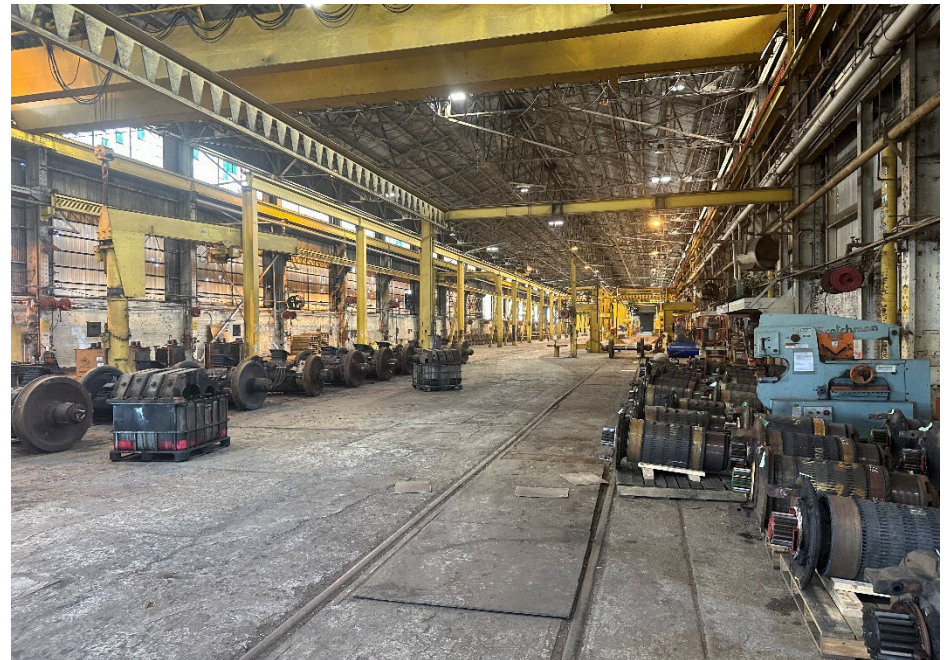
AVAILABLE

# RACELAND, KENTUCKY

## FACILITY OVERVIEW

<b>Rail:</b>	Main line to CSX serving yard 400+ railcar spaces 2019 new tie work completed 8 tracks on-site with auxiliary tracks
<b>Buildings:</b>	Paint Facility – Approximately 61,016 SF <ul style="list-style-type: none"><li>• Dimensions – 91' x 45' with offsets</li><li>• (4) Rail tracks with transfer cart</li><li>• Paint Booth with shot blast</li></ul> Erector Shop – Approximately 182,226 SF <ul style="list-style-type: none"><li>• Dimensions – 242' b 753' with offsets</li><li>• (3) Rail tracks</li><li>• (4) 15-ton cranes, approximately 30' under hook</li><li>• (3) Bays 80' bays</li></ul> Storage Facility – Approximately 37,560 SF Office and Shop Facilities – Approximately 18,757 Parts Facility – Approximately 4,719 SF

<b>Buildings (continued):</b>	Frame Prep – Approximately 59,500 SF <ul style="list-style-type: none"><li>• (2) 15-ton cranes</li><li>• (2) 5-ton cranes</li><li>• (2) Rail tracks</li></ul> Crane Run Facility – Approximately 61,264 SF <ul style="list-style-type: none"><li>• (2) 7-ton cranes</li><li>• (1) Rail track</li></ul> Other Features <ul style="list-style-type: none"><li>• Tank car cleaning rack installed in 2016</li><li>• Sub-station on-site</li><li>• Power – Kentucky Utilities, 2400 v, 3-phase</li><li>• (2) Exterior covered loading docks</li><li>• (2) Water towers on-site</li></ul>
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# RACELAND, KENTUCKY

FACILITY PHOTOS

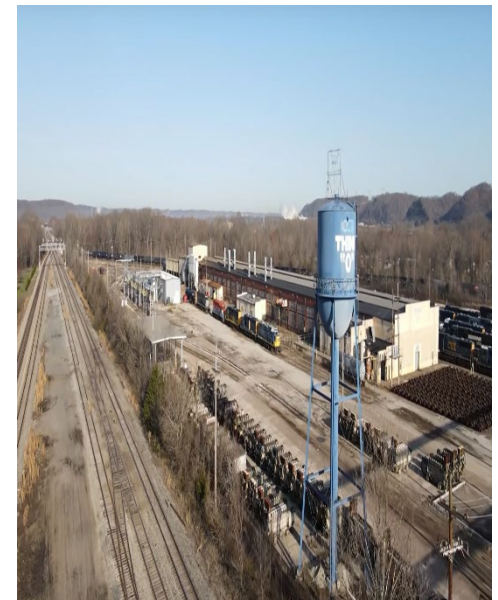




AVAILABLE

# RACELAND, KENTUCKY

FACILITY PHOTOS





AVAILABLE

# RACELAND, KENTUCKY

# SURVEY

Land Description  
Parcel 1  
Greene County, Kentucky

A certain tract of land located in the City of Burlington, Greene County, Kentucky, more particularly described as:

More stated otherwise, any monument referred to herein as a "marker" is a 5/8" rebar, 30 inches in length, with an orange cap stamped "Schneider Eng. Miller - LS 2734". All bearings stated herein are referred to the grid bearing of the Kentucky State Plane Coordinate System North Zone, NAD 83.

Commencing at a 6' x 4" concrete monument, stamped "TCC 8/18", which bears South 88 degrees 48 minutes 24 seconds West a distance of 2887.54 feet from Federal Base Network survey control monument #7 2526; thence south 24 degrees 53 minutes 18 seconds East along the westerly line of Chesapeake & Ohio Railway Co. track as recorded in Deed Book 55, Page 472 in the Greene County Clerk's Office, a distance of 62.82 feet to a nail and the Point of Beginning; thence north 67 degrees 21 minutes 28 seconds East a distance of 679.89 feet to a rebar and the point of curvature of a curve to the right having a radius of 1738.02 feet, the radius point of which bears South 22 degrees 58 minutes 22 seconds East; thence westerly along said curve an arc distance of 2817.7 feet to a rebar which bears North 87 degrees 23 minutes 22 seconds East from said rebar point; thence South 80 degrees 28 minutes 28 seconds East a distance of 57.83 feet to a rebar; thence North 02 degrees 49 minutes 43 seconds East a distance of 136.46 feet to a rebar; thence South 52 degrees 29 minutes 20 seconds East a distance of 386.0 feet to a rebar; thence South 77 degrees 01 minutes 23 seconds East a distance of 302.87 feet to a rebar; thence South 86 degrees 17 minutes 01 seconds East a distance of 255.83 feet to a rebar; thence South 11 degrees 58 minutes 45 seconds East a distance of 35.79 feet to a rebar; thence South 77 degrees 47 minutes 42 seconds East a distance of 179.26 feet to a rebar; thence North 78 degrees 58 minutes 55 seconds East a distance of 859.56 feet to a rebar; thence South 19 degrees 27 minutes 28 seconds East a distance of 226.68 feet to a rebar; thence South 72 degrees 45 minutes 25 seconds East a distance of 354.77 feet to a rebar; thence South 12 degrees 21 minutes 34 seconds East a distance of 259.42 feet to a rebar; thence South 77 degrees 42 minutes 58 seconds East a distance of 462.32 feet to a rebar; thence South 78 degrees 48 minutes 01 seconds East a distance of 618.74 feet to a rebar; thence South 79 degrees 58 minutes 19 seconds East a distance of 306.87 feet to a rebar; thence South 58 degrees 36 minutes 13 seconds East a distance of 484.42 feet to a rebar; thence South 58 degrees 47 minutes 45 seconds East a distance of 258.58 feet to a rebar; thence North 29 degrees 19 minutes 33 seconds East a distance of 827.89 feet to a rebar; thence South 50 degrees 27 minutes 19 seconds East a distance of 152.44 feet to a rebar; thence North 89 degrees 02 minutes 54 seconds East a distance of 10.58 feet to a rebar; thence South 10 degrees 38 minutes 28 seconds West a distance of 43.89 feet to a rebar; thence South 85 degrees 40 minutes 22 seconds East a distance of 221.79 feet to a rebar; thence South 63 degrees 21 minutes 46 seconds East a distance of 155.28 feet to a rebar; thence South 29 degrees 49 minutes 22 seconds West a distance of 265.77 feet to a nail and a non-tangent curve having a radius of 1895.78 feet.

The radius point of which bears South 24 degrees 53 minutes 18 seconds West; thence westerly along said curve an arc distance of 3274.54 feet to a rebar which bears South 88 degrees 48 minutes 24 seconds East from said rebar point; thence North 81 degrees 15 minutes 38 seconds West a distance of 658.19 feet to a rebar; thence North 83 degrees 18 minutes 07 seconds West a distance of 788.99 feet to a nail and a non-tangent curve having a radius of 1248.44 feet, the radius point of which bears South 22 degrees 58 minutes 22 seconds West; thence westerly along said curve an arc distance of 156.26 feet to a rebar of the point of reverse curvature to the right having a radius of 3282.82 feet, the radius point of which bears North 89 degrees 37 minutes 36 seconds West; thence westerly along said curve an arc distance of 285.89 feet to a rebar of the point of compound curvature to the right having a radius of 2650.00 feet, the radius point of which bears North 03 degrees 58 minutes 14 seconds East; thence westerly along said curve an arc distance of 18.96 feet to a rebar which bears South 28 degrees 33 minutes 43 seconds West from said rebar point; thence North 81 degrees 25 minutes 17 seconds West a distance of 1402.46 feet to a rebar; thence North 84 degrees 11 minutes 16 seconds West a distance of 1717.77 feet to a nail of a point of curvature to the right having a radius of 2840.00 feet, the radius point of which bears North 89 degrees 40 minutes 10 seconds West; thence westerly along said curve an arc distance of 62.41 feet to a rebar which bears South 83 degrees 30 minutes 09 seconds West from said rebar; thence South 83 degrees 30 minutes 17 seconds West a distance of 223.22 feet to a rebar; thence North 89 degrees 40 minutes 22 seconds West a distance of 144.41 feet to a rebar; thence South 10 degrees 48 minutes 03 seconds East a distance of 183.92 feet to a rebar; thence North 89 degrees 11 minutes 50 seconds West a distance of 212.38 feet to a rebar; thence North 81 degrees 21 minutes 27 seconds West a distance of 136.75 feet to a rebar; thence North 84 degrees 29 minutes 17 seconds West a distance of 207.21 feet to a rebar; thence North 88 degrees 24 minutes 03 seconds West a distance of 302.87 feet to a rebar; thence North 83 degrees 40 minutes 40 seconds West a distance of 57.92 feet to a rebar; thence North 84 degrees 23 minutes 35 seconds East a distance of 115.65 feet to a rebar of a point of curvature to the left having a radius of 3775.00 feet, the radius point of which bears North 02 degrees 36 minutes 25 seconds West; thence northwesterly along said curve an arc distance of 239.04 feet to the point of beginning which bears South 22 degrees 58 minutes 22 seconds East from said rebar point.

Containing 6240 acres, more or less, according to a survey by Richard H. Miller, P.E. #11714, with the Schneider Corporation on February 22, 2008 and being part of the same tract conveyed to Chesapeake and Ohio Railway Company in Deed Book 1, page 173 and located to Chesapeake and Ohio Railway Co. Deed Book 26, page 170 and Deed Book 78, page 472 and Deed Book 46, page 432 and Deed Book 98, page 82 and Deed Book 98, page 112 and Deed Book 48, page 370 and Deed Book 46, page 332 and Deed Book 38, page 378, and Deed Book 204, page 58 of all in the records of Greene County, Kentucky.

Land Description  
Greene Document No. 1  
Greene County, Kentucky

A strip of land 24 feet wide, 12 feet wide on each side of centerline in the City of Burlington, Greene County, Kentucky, more particularly described as:

All bearings stated herein are referred to the grid bearing of the Kentucky State Plane Coordinate System North Zone, NAD 83. All distances are ground U.S. Survey feet.

Beginning at the intersection of the centerline Railroad Avenue and the west line of an 85.66 acre parcel of land well known as Bears South 08 degrees 15 minutes 47 seconds West a distance of 28.834 feet from Federal Base Network survey control monument #7 2526; thence along the centerline of Railroad Avenue the following 11 courses, South 82 degrees 10 minutes 22 seconds East a distance of 228.17 feet to a point on a tangent curve having a radius of 500.85 feet, the radius point of which bears South 38 degrees 48 minutes 30 seconds West; thence along said curve an arc distance of 25.42 feet to a point which bears North 16 degrees 25 minutes 58 seconds East from said rebar point; thence South 78 degrees 04 minutes 02 seconds East a distance of 84.83 feet; thence South 77 degrees 02 minutes 28 seconds East a distance of 86.32 feet; thence South 78 degrees 28 minutes 02 seconds East a distance of 289.38 feet to a point on a tangent curve having a radius of 884.52 feet, the radius point of which bears North 13 degrees 15 minutes 58 seconds East; thence along said curve an arc distance of 206.81 feet to a point which bears South 18 degrees 42 minutes 04 seconds East from said rebar point; thence North 78 degrees 54 minutes 36 seconds East a distance of 128.88 feet to a point on a tangent curve having a radius of 957.00 feet, the radius point of which bears North 13 degrees 15 minutes 58 seconds East; thence along said curve an arc distance of 353.43 feet to a point which bears North 11 degrees 44 minutes 30 seconds East from said rebar point; thence South 78 degrees 52 minutes 12 seconds East a distance of 302.09 feet to a point on a tangent curve having a radius of 1800.00 feet, the radius point of which bears South 9 degrees 04 minutes 21 seconds West; thence along said curve an arc distance of 138.35 feet to a point which bears North 22 degrees 41 minutes 33 seconds East from said rebar point; thence South 67 degrees 18 minutes 21 seconds East a distance of 72.32 feet more or less to the point of beginning in the southeast of #7-682. Subject to all rights of way and easements if recorded.

Being an express agreement, written in all or portions of projections acquired by The Chesapeake and Ohio Railway Company by the following instruments:

- |   |   |
|---|---|
| Chesapeake and Ohio Railway Co., Deed Book 55, Page 887 | Chesapeake and Ohio Railway Co., Deed Book 62, Page 779 |
| Chesapeake and Ohio Railway Co., Deed Book 55, Page 244 | Chesapeake and Ohio Railway Co., Deed Book 62, Page 163 |
| Chesapeake and Ohio Railway Co., Deed Book 58, Page 143 | Chesapeake and Ohio Railway Co., Deed Book 63, Page 483 |
| Chesapeake and Ohio Railway Co., Deed Book 58, Page 468 | Chesapeake and Ohio Railway Co., Deed Book 63, Page 249 |
| Chesapeake and Ohio Railway Co., Deed Book 58, Page 103 | Chesapeake and Ohio Railway Co., Deed Book 63, Page 140 |
| Chesapeake and Ohio Railway Co., Deed Book 58, Page 151 | Chesapeake and Ohio Railway Co., Deed Book 71, Page 424 |
| Chesapeake and Ohio Railway Co., Deed Book 68, Page 101 | Chesapeake and Ohio Railway Co., Deed Book 68, Page 126 |
| Chesapeake and Ohio Railway Co., Deed Book 76, Page 283 | Chesapeake and Ohio Railway Co., Deed Book 68, Page 194 |
| Chesapeake and Ohio Railway Co., Deed Book 68, Page 238 | Chesapeake and Ohio Railway Co., Deed Book 68, Page 69  |



Land Description  
Coviding Agreement No. 1  
Greene County, Kentucky

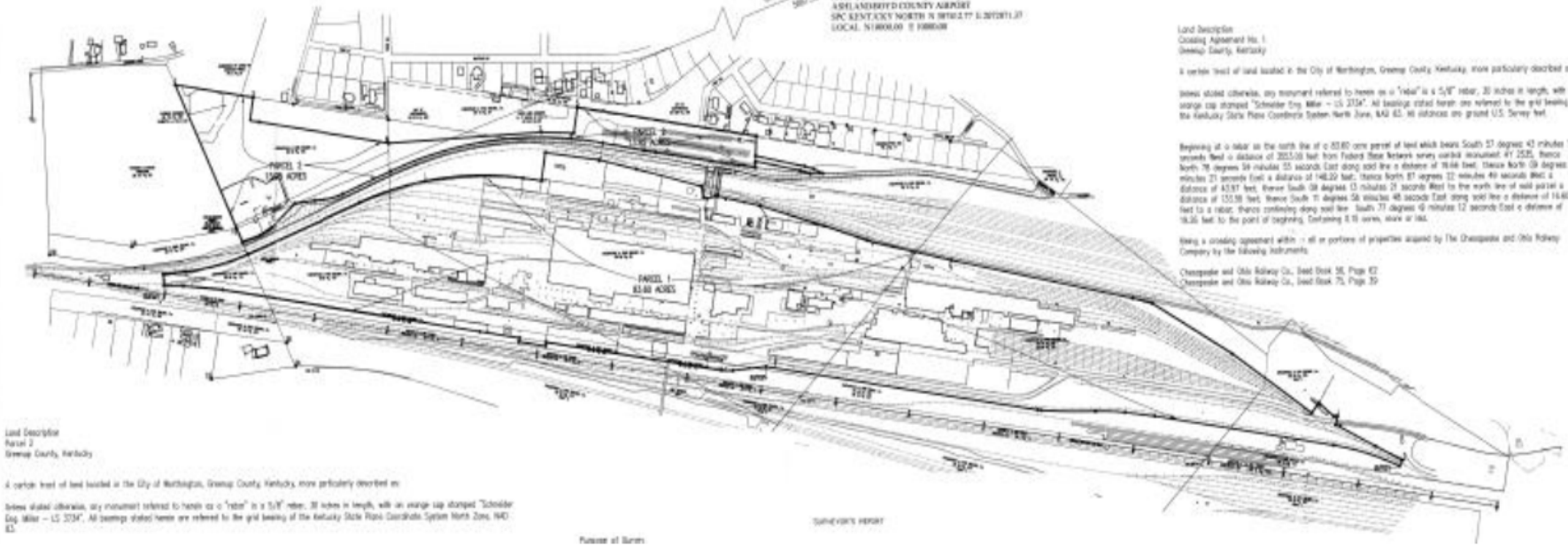
A certain tract of land located in the City of Burlington, Greene County, Kentucky, more particularly described as:

More stated otherwise, any monument referred to herein as a "marker" is a 5/8" rebar, 30 inches in length, with an orange cap stamped "Schneider Eng. Miller - LS 2734". All bearings stated herein are referred to the grid bearing of the Kentucky State Plane Coordinate System North Zone, NAD 83. All distances are ground U.S. Survey feet.

Beginning at a nail on the north line of a 85.66 acre parcel of land well known as Bears South 27 degrees 42 minutes 16 seconds West a distance of 223.53 feet from Federal Base Network survey control monument #7 2526; thence North 78 degrees 58 minutes 55 seconds East along the centerline of a curve having a radius of 1848 feet, the radius point of which bears North 21 degrees 21 minutes 21 seconds West a distance of 142.20 feet; thence North 87 degrees 12 minutes 40 seconds West a distance of 43.97 feet; thence South 88 degrees 13 minutes 13 seconds West to the north line of said parcel a distance of 435.58 feet; thence South 17 degrees 18 minutes 48 seconds East along said curve an arc distance of 14.40 feet to a rebar; thence continuing along said curve South 77 degrees 49 minutes 12 seconds East a distance of 18.36 feet to the point of beginning. Containing 8.91 acres, more or less.

Being a conveying agreement, written in all or portions of projections acquired by The Chesapeake and Ohio Railway Company by the following instruments:

- |  |
|--|
| Chesapeake and Ohio Railway Co., Deed Book 55, Page 87 |
| Chesapeake and Ohio Railway Co., Deed Book 76, Page 27 |



Land Description  
Parcel 2  
Greene County, Kentucky

A certain tract of land located in the City of Burlington, Greene County, Kentucky, more particularly described as:

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Parcel 2 of Bears

SURVEYOR'S REPORT



AVAILABLE

# RACELAND, KENTUCKY

**AERIAL**

## Major companies in the area:

American Cruise Line

Progress Rail

CSXT

RCX Railroad Crew Express





AVAILABLE

# RACELAND, KENTUCKY

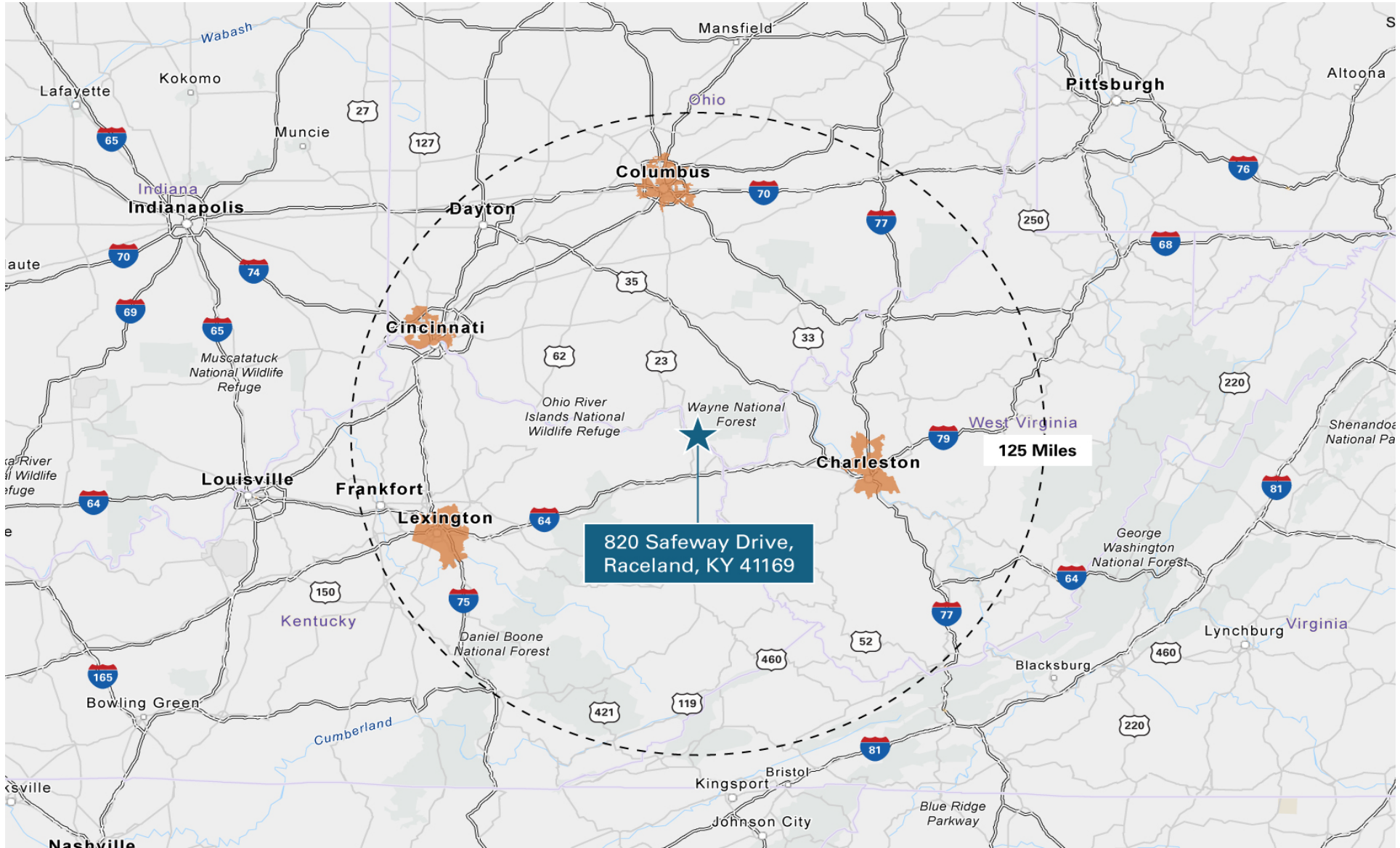
## LOCAL MAP



AVAILABLE

# RACELAND, KENTUCKY

REGIONAL MAP



820 Safeway Drive,  
Raceland, KY 41169

125 Miles



## ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

**\$2.7B**  
annual revenues\*

**~7,400**  
professionals

**~170**  
office locations

**~1.7T**  
Transaction volume  
(2022 + 2023)

\*Includes Newmark and independently owned offices.

## NORTH AMERICA

Canada  
United States

## LATIN AMERICA

Argentina  
Brazil  
Chile  
Colombia  
Costa Rica  
Mexico  
Peru  
Puerto Rico

## EUROPE

Austria  
Belgium  
Czech  
Republic  
France  
Germany  
Ireland  
Italy  
Netherlands  
Poland  
Portugal  
Romania  
Russia  
Spain  
Switzerland  
United  
Kingdom

## Atlanta

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Atlanta, GA 30326  
t 770.552.2400

nmrk.com

## ASIA-PACIFIC

Australia  
Cambodia  
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India  
Indonesia  
Japan  
Malaysia  
New Zealand  
Philippines  
Singapore  
South Korea  
Taiwan  
Thailand

## AFRICA

Botswana  
Kenya  
Malawi  
Nigeria  
South Africa  
Tanzania  
Uganda  
Zambia  
Zimbabwe

## MIDDLE EAST

Saudi Arabia  
United Arab  
Emirates

Prepared by:

### Bart Hardison, SIOR

Senior Managing Director  
t 770-552-2409  
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Newmark has implemented a proprietary database, and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [nqkf.com/research](http://nqkf.com/research).

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