

Criteria for Publication of Available Industrial and Special Purpose Buildings

Objective: To showcase industrial (manufacturing and/or warehouse/distribution) and special purpose (corporate office and/or supportive service) buildings in the Commonwealth of Kentucky that are readily available for the location of business and industry.

- **Submission of buildings for business development projects is primarily based on information provided by real estate professionals and local economic developers to the Cabinet for Economic Development. Providing accurate, reliable and detailed information is imperative for a building to be considered by a client for economic development projects.**
- **Note:** The Cabinet requires all submitted buildings to be under construction with structural steel in place prior to publication.

Required for publication:

- **Listing:** The local economic developer representing the community must agree to have the building published by the Kentucky Cabinet for Economic Development.
- **Must be in Good Condition:** Buildings must be well-maintained, clean and presentable to clients. Buildings in poor condition or extreme disrepair will not be marketed.
- **Minimum Size:** Buildings must contain at least 10,000 sq. ft.
- **Utilities:** The name of each provider is required for industrial buildings only. The line size at the street or building is requested, but not required. **It is understood by the submitter and/or local economic developer that if a given property is to be submitted on an RFI it will be the responsibility of the submitter and/or local economic developer to obtain any missing data.**
 - **Electric:** Three-phase electric is required for manufacturing facilities. Adequate electric is required on site for all other buildings.
 - **Water:** Service is required.
 - **Sewer:** Building must have sewer service or septic system.
- **Zoning:** Buildings must be located in a principal permitted use zone for industrial, professional or mixed uses. A zoning district, description and zoning map is required before a building can be evaluated and marketed. However, if the community has no zoning and the building is located in an area conducive to the intended use, it can be marketed.
- **Ceiling Height:** The majority of the space in an industrial building must have a ceiling height of no less than 10 feet. Special purpose buildings will be decided on a case-by-case basis.
- **Interstate/Parkway Access:** The distance to the nearest Interstate/Parkway is required. It is not necessary to be located on or near the interstate/parkway to be published. However, this information is considered crucial for new location projects and for utilization of mapping tools.
- **Must be available within 90 days of Sales/Lease Contract:** If the facility is occupied, you must acknowledge the tenant by checking the 90-day vacancy box in the [On-Line Building Submission Form](#) and affirming that the facility can be made available within 90 days of signed contract. In addition, if the facility is occupied there needs to be an understanding between the owner and occupant that there may be periodic client visits through the building.
- **A Sale and/or Lease Price must be provided.** If property is a sublease, the expiration date is also required.

- **Multi-Tenant Facilities:** Multi-tenant buildings that meet the submission criteria may be published provided all of the following additional criteria are met.
 - Industrial tenants must have separate entrances and docks.
 - An 8.5" X 11" floor plan must be provided at the time of submission via email to CEDBldgCoord@ky.gov.
 - The floor plan should designate vacant from occupied areas.
 - At the beginning of each quarter, an automated system will contact the Agent/Owner via email for square-footage updates. Providing accurate information is imperative for a building to be marketed effectively. If the availability changes, a new floor plan should be submitted via email to CEDBldgCoord@ky.gov showing available and occupied areas.
- **Remediated Facilities:** Buildings with unresolved environmental issues CANNOT be marketed until a No Further Action letter or its equivalent is received from the Energy and Environment Cabinet (EEC) and/or remediation efforts have been completed, documented and meet EEC standards. If environmental audits or geo-technical reports are available, copies of all applicable studies must be provided. Digital Adobe PDF is preferred.

Desirable – but not required for publication

- **Natural Gas:** Not necessary to publish a building. However if gas is available in an industrial building, the provider name is required and the line size at the street or building is desired.
- **Multi-Tenant Facilities:** Industrial tenants should be separated by a fire/demising wall.
- **Rail:** Not necessary to publish a building.
 - **Rail Possible:** Rail company has agreed in writing that the industrial building may be served by rail. Cabinet staff will verify rail status with rail company. Actual rail service determination must be verified with rail company at time of project consideration.
- **Telecommunications:** Access to an existing T-1 or better voice and data service is highly encouraged. Information provided on available telecommunications will be listed on the building data sheet.

Facility Types not Marketed/Published by the Cabinet

- **No proposed facilities:** Must be under construction with foundation footers in place prior to web publication.
- **No multi-story production areas:** As a general rule, multi-story industrial buildings will not be marketed. However, office and storage areas in industrial buildings may be multi-story. Special purpose buildings may be multi-story.
- **No tobacco warehouses:** The only exception is a heavily constructed building block or metal exterior walls with concrete floors.

Building Type Definitions

- **Manufacturing Buildings** – Available buildings that are suitable for manufacturing operations.
- **Warehouse/Distribution Buildings** - Available buildings that are suitable for warehousing and distribution purposes.
- **Corporate Office Buildings** – Available buildings that are suitable for corporate office space, including headquarters facilities.
- **Supportive Service Buildings** – Available buildings, including former retail space, that are suitable for services such as call/support centers, technical centers and/or R&D.

Determination of whether or not a building will be marketed by the Cabinet will be decided on a case-by-case basis by Cabinet staff. If you feel that a building meets the Cabinet's minimum requirements, please go to the [On-Line Building Submission Form](#) to initiate an electronic submission. A link to the On-line Submission Form can be found at www.ThinkKentucky.com/edis/.