



SOUTH SHORE

The South Shore Industrial Site is a 310 acre site with exceptional water, highway and rail access, as well as proximity to three commercial airports. It is located on the Ohio River in Greenup County, Kentucky. It is ideally situated in the tristate-region of Kentucky, Ohio and West Virginia for an energy-related project, including nuclear, coal-to-gas/coal-to-liquid, or biomass; paper or wood-pulp processes; chemical processing, or a steel mill.



KEY ADVANTAGES

- Ranked No. 2 by Kentucky Cabinet for Economic Development for development as an energy production site
- Ohio River frontage, with 13 barge slips in place capable of handling three barges each
- Bordered by U.S. Highway 23, four-lane divided highway; Interstate access 34 miles (I-64)
- Bordered by CSX rail on site's southern border, with rail bed for spur
- Phase I environmental assessment and brownfield remediation completed

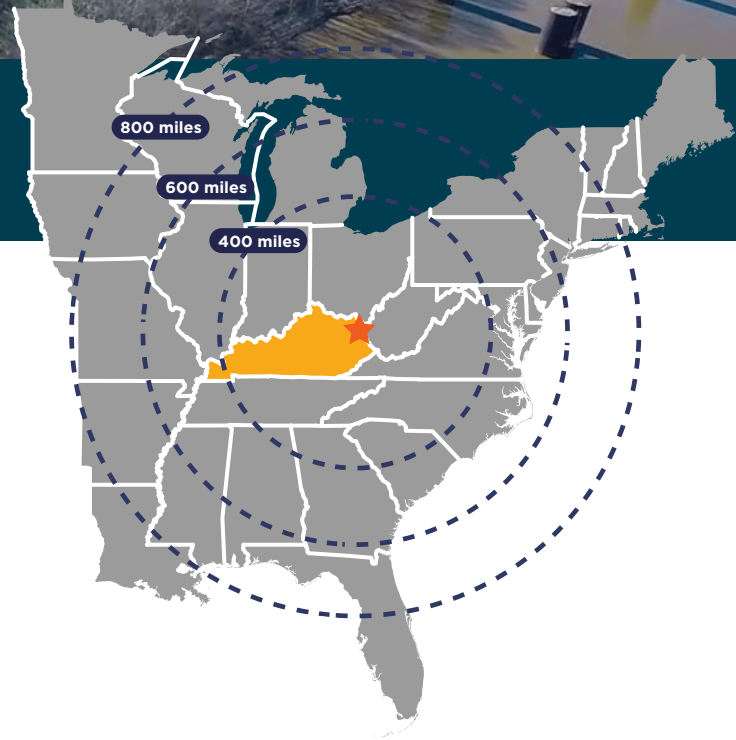
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SOUTH SHORE



SITE CHARACTERISTICS

- Size – 310 acres, 300 acres above 500-year flood plain, with an adjoining 350 acres available for expansion
- Terrain – relatively flat, elevation ranges from 520-550 feet. Primary building site is flat, and is surrounded by rail bed for circular rail spur (capacity 100 cars)
- Zoning – not zoned.
- Phase I – Completed in 2002 and 2013, with remediation and reclamation completed in 2010 and 2011.
- Previous use: Coal blending and chemical manufacturing

TRANSPORTATION NETWORK

- Located on Ohio River at Mile 351 below Pittsburgh, PA, with 13 22-foot barge cells permitted by U.S. Corps of Engineers (Permit No. LrH-0-51574)
- CSX rail adjacent to southern boundary of site
- U.S. Highway 23, four-lane divided highway, .4 mile from site; I-64, 34 miles via U.S. 23; I-75, 80 miles west, I-77 20 miles east via I-64

AIR ACCESS

- Huntington Tri-State Airport, Kenova, WV, 49 miles, commercial service via US Air and Allegiant, FedEx cargo service
- Yeager Airport (CRW), Charleston, WV, 97 miles, commercial service via American, Delta, Spirit and United.
- Cincinnati (CVG), 107 miles, service by six major airlines, non-stop service to 50 cities, including six international destinations, 240 daily flights. Global superhub for DHL Express, with additional cargo service from FedEx, Delta, American, United and US Airways
- General Aviation: Greater Portsmouth (Ohio) Regional Airport, 15 miles from site, 5,000-foot runway, full ILS, fuel and major service available

UTILITY INFRASTRUCTURE

- Electricity – American Electric Power/Kentucky Power, 69 kV and 138 kV lines and substation on site. 138 kV line connects with AEP 765 kV transmission line that runs from Ohio south through Eastern Kentucky.
- Natural gas – 6-inch natural gas pipeline in place on south border of site, adjacent to CSX rail
- Water – South Shore Water Works, 600,000 gpd excess capacity; water withdrawal for cooling and/or process purposes also available from Ohio River (permit required).
- Wastewater – South Shore Water Works wastewater treatment plant, 250,000 gpd excess capacity. Private pretreatment and discharge into the Ohio River also available (permit required)
- Broadband – Aero Communications and Level 3 Communications provide business broadband in South Shore

NEARBY INDUSTRIES

The property is not located within a developed industrial park; surrounding property is a mix of agricultural. Industrial/commercial including:

- Graf Brothers Lumber, south of site on opposite side of CSX line
- MarkWest Hydrocarbon, largest processor and fractionator of natural gas in the Appalachian basin, located immediately west of property

OWNERSHIP, PRICING, CONTACT INFORMATION

- Ownership – private individual. Ashland Alliance is authorized to present property to potential industries
- Pricing -- \$10,606 per acre. Should subdividing be desired, Greenup County is interested in partnership for additional development on site



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