



CN
CERTIFIED

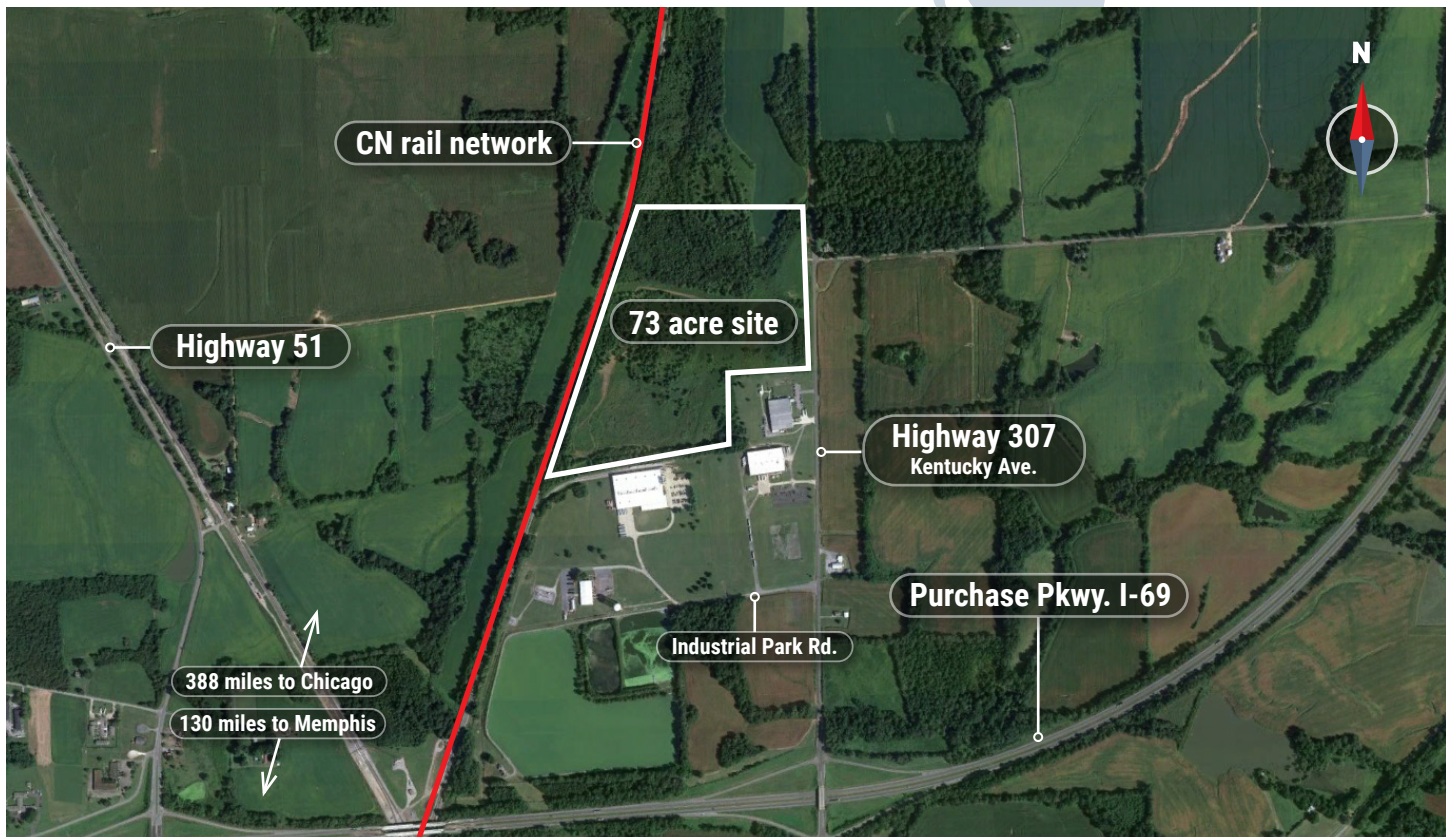
**RAIL READY
SITE**

Enterprise Park at Fulton

Fulton | Kentucky

Property information:

Site Name Enterprise Park at Fulton
Location 920 Kentucky Avenue
Latitude 36°31'43" N
Longitude 88°52'33" W
Ownership Fulton County IDA
Site Size 73 acres (41 developable)
Rail Frontage 2,000 ft.



Contact: **Shane Crain**
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Certification review by Austin Consulting
is certified accurate as of February 2022

Enterprise Park at Fulton

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This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, Austin Consulting, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk

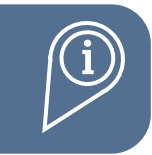


CN Rail Connectivity:

Subdivision: Bluford subdivision milepost 41.5

Frontage: 2,000 ft.

Operations: Ideal for hook and haul service



Specific Property information:

Zoning classification: M2- Heavy Manufacturing

Electric: Fulton Electric System & TVA

Natural Gas: City of Fulton

Water: City of Fulton

Wastewater: City of Fulton

Telecommunications: Gibson Connect

Highways: Interstate 69 (0.8 mi.) Hwy 307 (0.1 mi.)



Regulatory Assessments:

Phase 1 environmental site assessment - wetland delineation, endangered species, cultural resources, geotechnical investigation



Suggested Fit for Use:

Ideal for, but not limited to agricultural and automotive manufacturing



Looking southwest across the site.



Looking north with CN rail network on left.



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