

3800 Frederica Street

Available Sq. Ft: 162,934

ADDRESS

3800 Frederica Street
 Available Sq. Feet: 162,934
 Owensboro, KY 42301 (Davies)

BUILDING DETAILS

Total Sq. Ft: 162,934	Building Type: Office
Number of Stories: 4	Year Built: 1962
Ceiling Peak (ft): 0	Ceiling Eaves (ft): 0
Expandable: Yes	Can Subdivide: Yes
Zoning: Office	Construction Type: Metal or Steel
Former Use: Back Office, Headquarters	Within City Limits: Yes
Site Size (Acres): 15.03	Sale Price: 4,000,000
Lease Rate: 11	Lease Terms: Negotiable



PROPERTY AND AREA DESCRIPTION

This building was formerly used as Texas Gas/Boardwalk headquarters. The lot is flat on 15.03 acres and the building is 162,934 square feet; first floor lobby, lower level mechanical, 3rd-4th floor office space. The building is a total of four floors, constructed of steel and masonry. There are approximately 600 seats available over 140,000 SF for call center. There are approximately 400 parking spaces.

SPECIFICATIONS - CONSTRUCTION

Building Type: Office	Year Built: 1962
Expandable: Yes	Construction Type: Metal or Steel

SPECIFICATIONS - FLOORS

No Data Available

SPECIFICATIONS - CEILING

Peak(Feet): 0	Eaves(Feet): 0
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SPECIFICATIONS - DOORS AND DOCKS

No Data Available

SITE DESCRIPTION

Land with Building(Acres): 15.03
 Topography of Adjacent Land: flat
 Within 100 Year Flood Plain: Unknown

SPECIFICATIONS - SPACE

(SQ. FEET)

Total: 162,934.00	Office: 162,934.00
Available: 162,934.00	Manufacturing: 0.00
Per Floor: 39,712.00	Warehouse: 0.00
Number of Stories: 4	Refrigerated: 0.00

SPECIFICATIONS - INTERIOR FEATURES

No Data Available

UTILITIES - ELECTRICITY

Distribution Supplier: Owensboro Municipal Utilities
Phone Number: 270-926-3200
Phase: Unknown
Primary Voltage-kV: 0.00
Service Panel-Amps: 0.0

UTILITIES - NATURAL GAS

Distribution Supplier: Atmos Energy
Phone Number: 270-685-8024
Main(Inches): 0.00
Pressure-PSI: 0
Service Line(Inches): 0.00

UTILITIES - TELECOMMUNICATIONS

Setting: Owensboro Municipal Utilities fiber loop with
redundancy
AT&T is primary provider of telecom
Local Service Providers: Owensboro Municipal Utilities fiber
loop with redundancy
AT&T is primary provider of telecom

UTILITIES - WATER

Supplier: Owensboro Municipal Utilities
Phone Number: 270-926-3200
Main(Inches): 0.00
Peak Capacity at Plant per Day(Gallons): 0
Service Line(Inches): 0.00
Pressure-PSI: 0

UTILITIES - SANITARY SEWER

Supplier: Regional Water Resource Agency (RWRA)
Phone Number: 270-687-8440
Sewer Main(Inches): 0.00
Peak Capacity at Plant per Day(Gallons): 0
Sewer Line(Inches): 0.00

TRANSPORTATION - HIGHWAY

Nearest Interstate: I-64 Distance(Miles): 38.0
Nearest 4 Lane Highway:
William Natcher Parkway Distance(Miles): 4.0

TRANSPORTATION - AIRPORTS

Nearest General Aviation
Airport: Owensboro Daviess Distance(Miles): 5.0
County Regional Airpor
Nearest Commercial Airport:
Owensboro Daviess County Distance(Miles): 5.0
Regional Airpor

TRANSPORTATION - RAIL

Rail Served: No Rail Served: No
Service Type: Unknown

TRANSPORTATION - PORT

Depth of Channel(Feet): 0 Crane Capacity(Tons): 0

ECONOMIC DEVELOPMENT CONTACT

DETAILS

Contact Name: Madison Silvert
Organization Name: Greater Owensboro Economic
Development
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