



THE SWANN WAREHOUSE - BUILT TO LAST

The Kennedy and Swann Tobacco Company

In the late 1920s, The W.G. Swann Tobacco Warehouse was one of 13 tobacco business buildings that once comprised a warehouse district surrounding the railroad tracks.

In 1925 the W.G. Swann building was not yet constructed, but a map had a drawing of the building and a note that read "from plans". A deed for the property was made from M.T. and Omie Morris to co-purchasers W. S. Swann and W. B. Kennedy, on April 14, 1925. W.S. Swann was from one of Murray's early influential families. Born in 1878 in Graves County, the family moved to Calloway County when W. S. Swann was a young boy. He received his education at the Murray Institute. While Swann came from a family of doctors and politicians, W. S. Swann prized his first crop of tobacco at age 19 and became engaged in that business, being a member of the exporting firm of Kennedy and Swann. The book listed him as an officer and director of the Bank of Murray, and also on the directorate of the Murray Wholesale Grocery Company, the Murray Consumers Coal and Ice Company and various other enterprises of Murray and Calloway County. He married Miss Gray Gatlin in 1904 and they had two sons. One son died at age of eight and the remaining son, Will Gatlin Swann, later inherited the business and bought Kennedy's one-half interest to become the sole owner of the factory. The author writes about the influence of W. S. Swann on Murray, "Mr. Swann is recognized as a forceful person, a man of unusual business acumen who has had a large and constructive influence in the growth and progress of the country in which he resides."

Now, these buildings are all but gone, a time all but lost to the past. However, nearly a century later, only Swann Warehouse still stands tall among the skyline of Murray, offering the promise of prosperity in the century to come.



SWANN | WAREHOUSE

MURRAY, KENTUCKY





The Swann Warehouse...

Our Goals

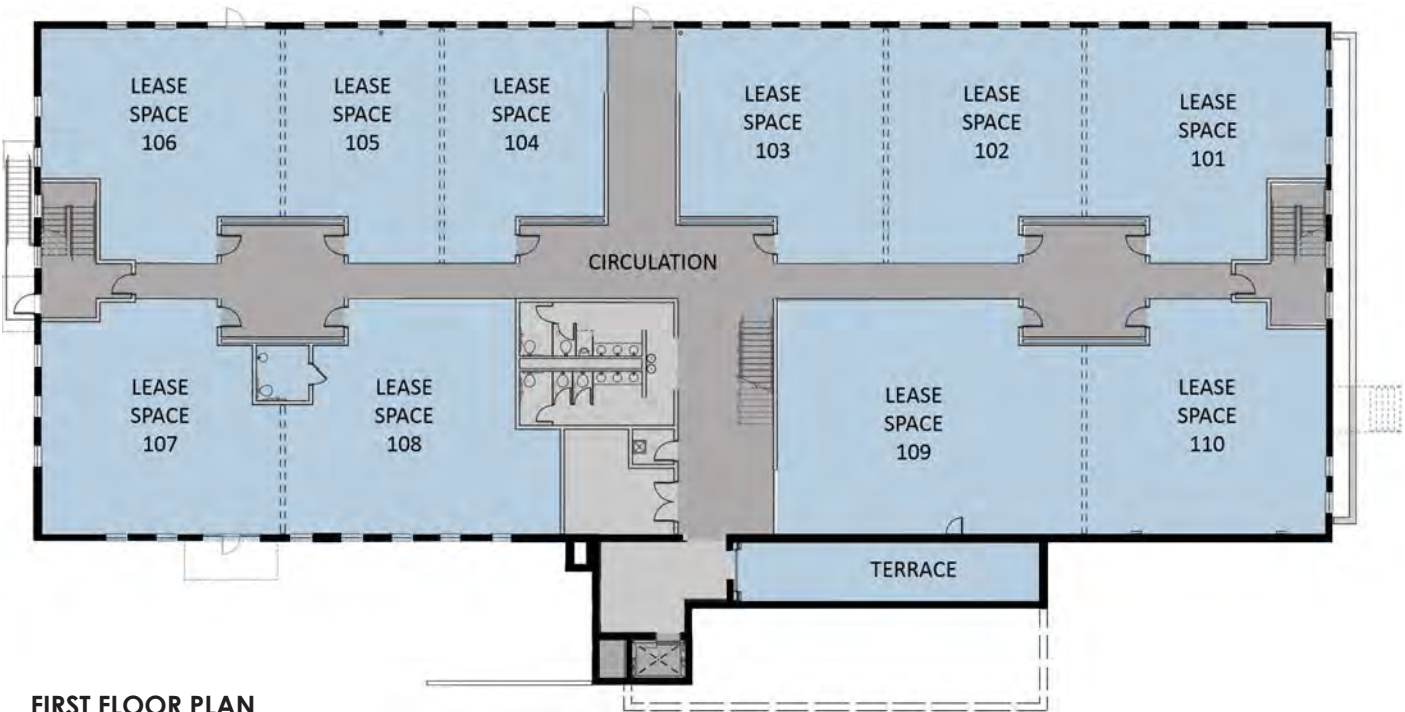
- Help contribute to redevelopment occurring in Murray, especially near the historic downtown area.
- Facilitate the reuse of a historic building, which may otherwise disappear.
- Create a collaborative space for businesses and tenants with in the neighborhood.

Project Description

The Swann Warehouse building is a mixed use development located at 111 Poplar Street. As an adaptive reuse project, it will transform the aging and abandoned Swann Warehouse into a new commercial and residential building. It is one of thirteen original tobacco businesses that once compromised the warehouse district surrounding the railroad depot in Murray. The renovation will bring new life to the building and to the entire area. Maintaining the historic warehouse style leads itself to developing new open-plan offices and modern loft apartments. As the building is on the National Historic Register, the exterior renovation will maintain the feel and character of the original building. The design of the interior will include hardwood floors, exposed brick walls, and wood floor joists; this, combined with new layout and contemporary fixtures will produce a modern industrial aesthetic.

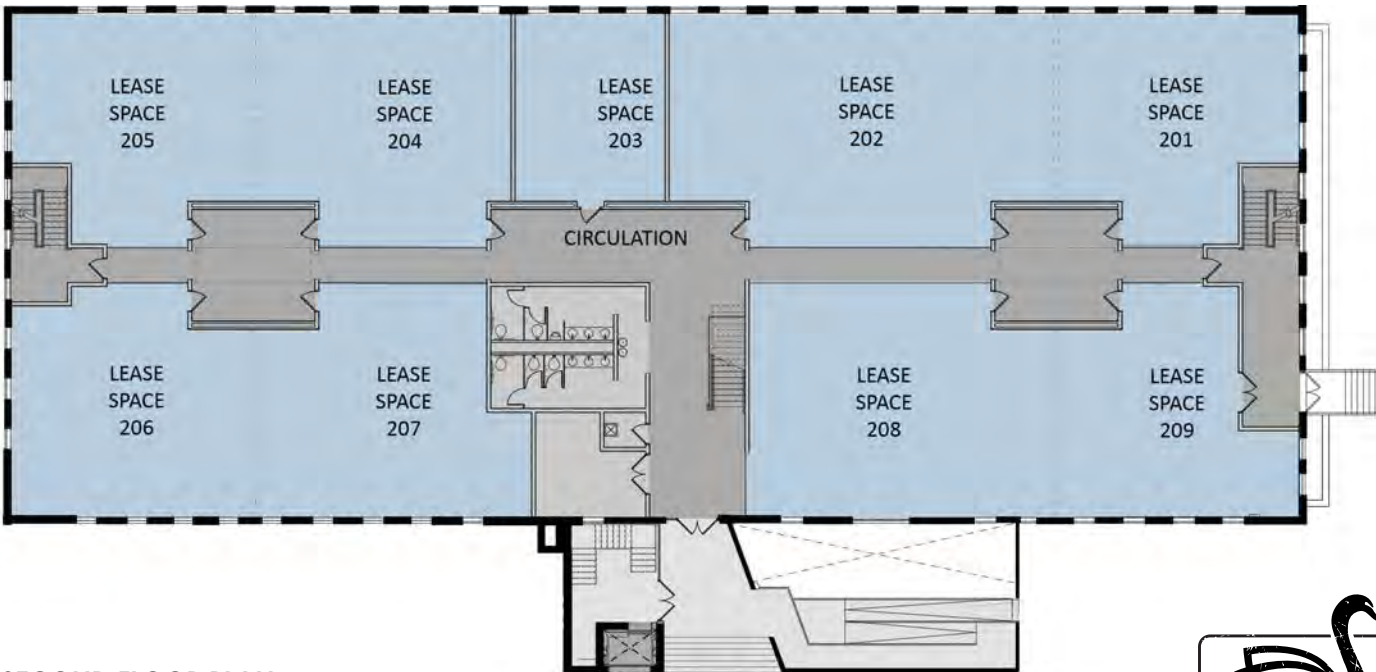
CONTACT INFO

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FIRST FLOOR PLAN
Swann Warehouse First Floor Area Summary

	Usable	Common	Rentable	Gross
Second Floor	12,068	3,340	15,688	16,133 SF



SECOND FLOOR PLAN
Swann Warehouse Second Floor Area Summary

	Usable	Common	Rentable	Gross
Second Floor	12,048	3,359	15,662	16,080 SF



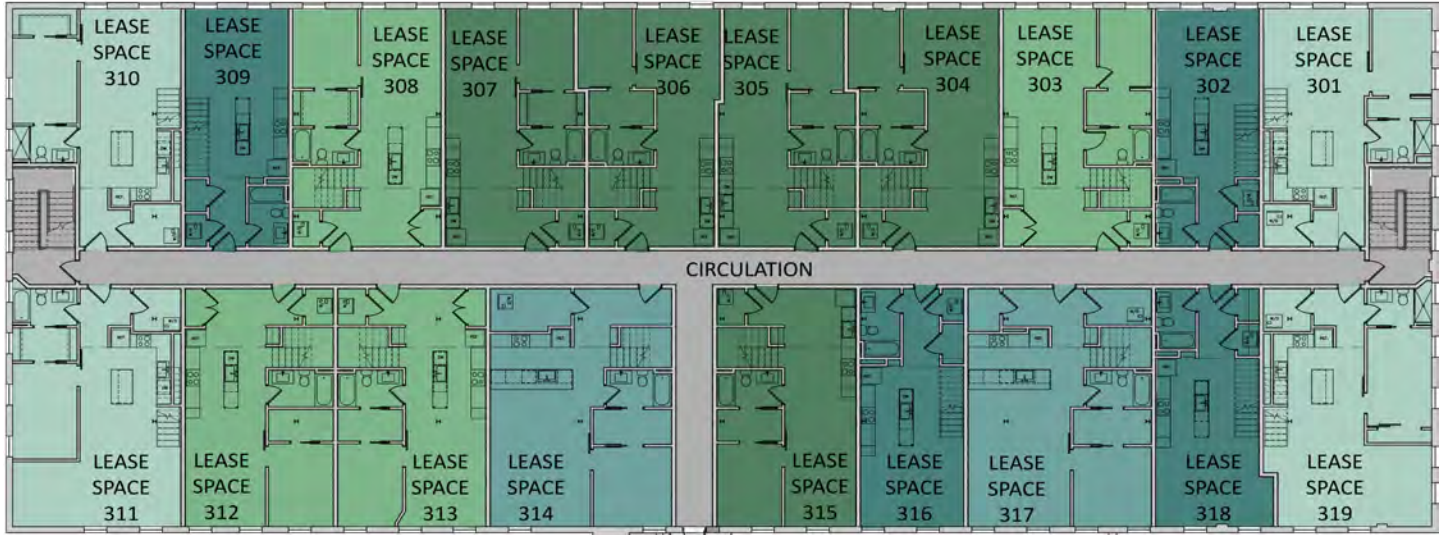


CONCEPTUAL IMAGES



living in the past...

Welcome home to your new Swann Warehouse residence. Step into your loft and be overwhelmed with natural light, exposed brick, and premium appliances. Other features include towering ceilings, beautiful living and dining areas, and original hardwood floors. In short, Swann Warehouse offers luxury living with character that cannot be matched.



Available Square Footage and Layouts:

- 710 sf. Studios with Galley Layout Kitchen and Loft (4 units)
- 875 sf. 1 Bedroom with Efficient One Wall Kitchen and Loft (5 units)
- 940 sf. 1 Bedroom with Galley Layout Kitchen and Loft (4 units)
- 1000 sf 1 Bedroom with L-Shaped Kitchen and Loft (4 units)
- 1175 sf. 1 Bedroom with Galley Layout Kitchen and Loft (2 units)



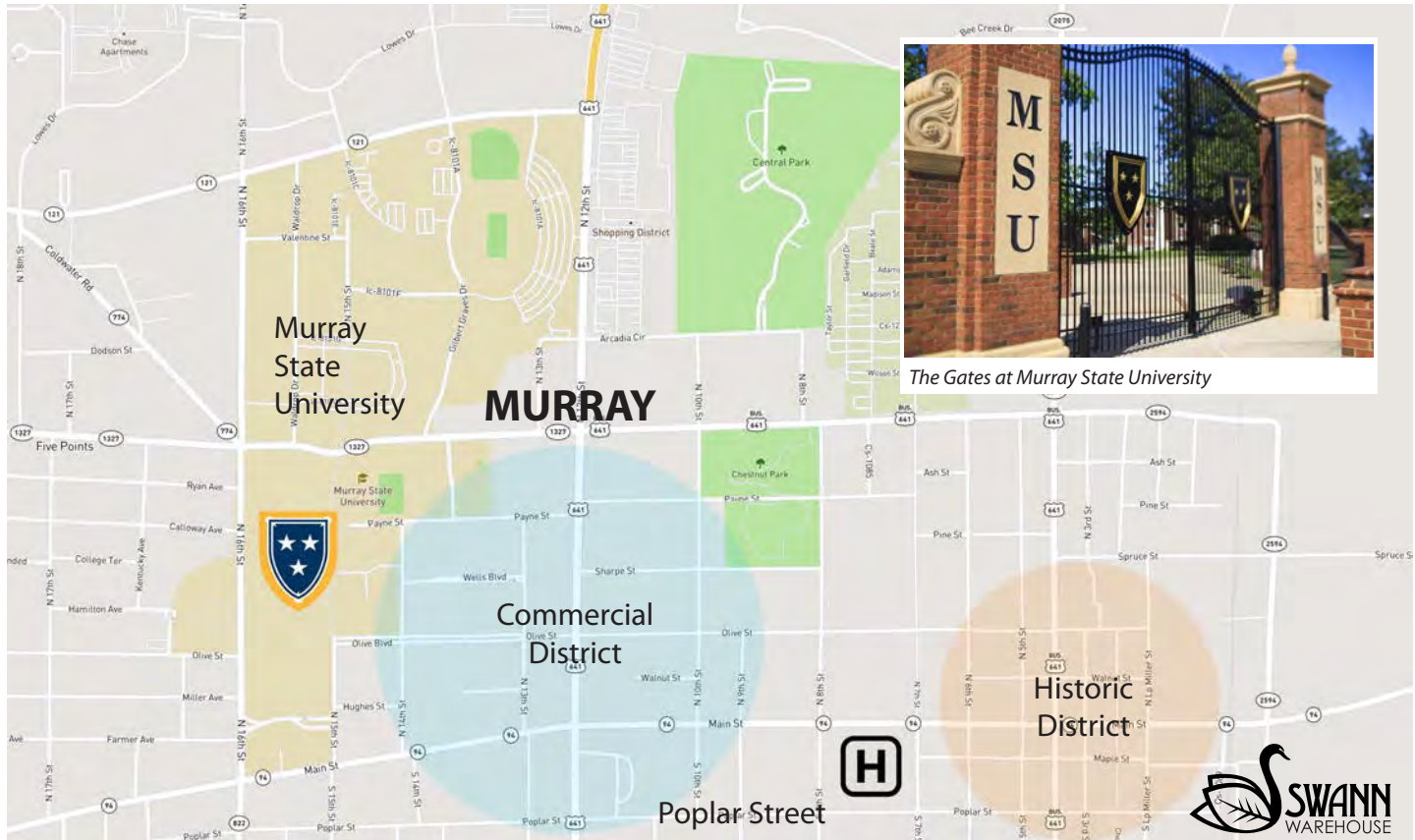


CONCEPTUAL IMAGES



space to work ...

When it was first constructed in 1925, Swann Warehouse was a technological marvel, specially built to house the region's largest and most lucrative industry. In the century since, trends have come and gone. What hasn't changed is the desire to bring together cutting-edge technology with established local landmarks in order to offer businesses the best commercial space available in the area. Once again, Swann Warehouse is commercial real estate fit for the region's leading businesses.



MURRAY, KENTUCKY



welcome home ...

Nestled in America's heartland near Kentucky Lake and Land Between the Lakes, our growing micropolitan community is bustling with activity and quality of life. Preparing for the future while holding to our agricultural roots, Murray-Calloway County enjoys a thriving business community, Murray State University, a top ranked institution recognized by U.S. News & World Report, nationally ranked city and county schools systems, and an outstanding quality of life.

Murray was named the Friendliest Small Town in America by Rand McNally and USA Today. When you shop in our stores, eat in our restaurants and attend our events, you will be met with warm greetings and smiling faces. So, what are you waiting for?

