INDUSTRIAL PROPERTY FOR SALE & LEASE

ALLEN SPRINGS NEW WAREHOUSE

55 Bagwell Blvd., Scottsville, KY 41064



PROPERTY DESCRIPTION

Great opportunity to lease new construction in fast growing region or South Central Kentucky. Located 8 miles off the interstate and accessible via four lane US Route 231, just south of Bowling Green, KY and just north of Scottsville, KY.

PROPERTY HIGHLIGHTS

- - Strategically located near I-65
- 8 Dock doors
- 2 Drive in doors
- - Expansive warehouse space with 100,000 SF floor space
- - Modern amenities and customizable configurations
- - 27' eves ceilings and ample parking
- - Flexible loading with 8 loading docks and 2 Drive-in Doors
- - Professional Industrial Park, Well-maintained environment
- - Turnkey solution for industrial and distribution operations
- - Approx. 15 Acre site

OFFERING SUMMARY

Sale Price:	$8,000,000
Lease Rate:	$6.95 SF/yr (NNN)
Available SF:	105,000 SF
Lot Size:	Approx. 15 Acres
Building Size:	105,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	951	2,537	4,385
Total Population	1,674	5,578	9,638
Average HH Income	$37,672	$44,155	$46,765

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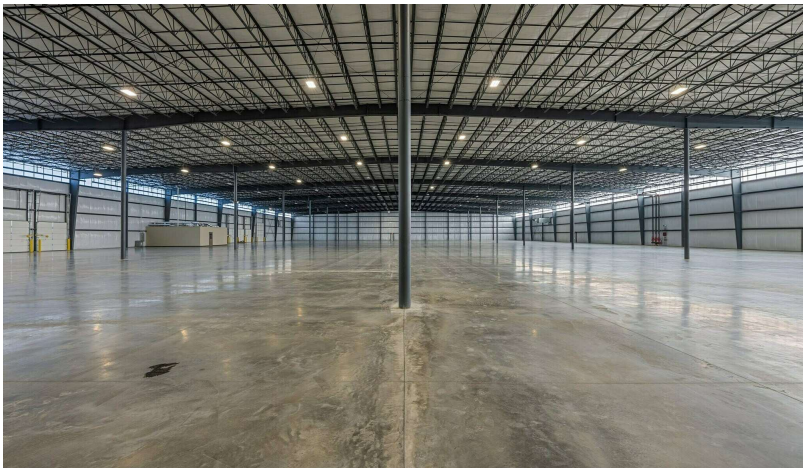
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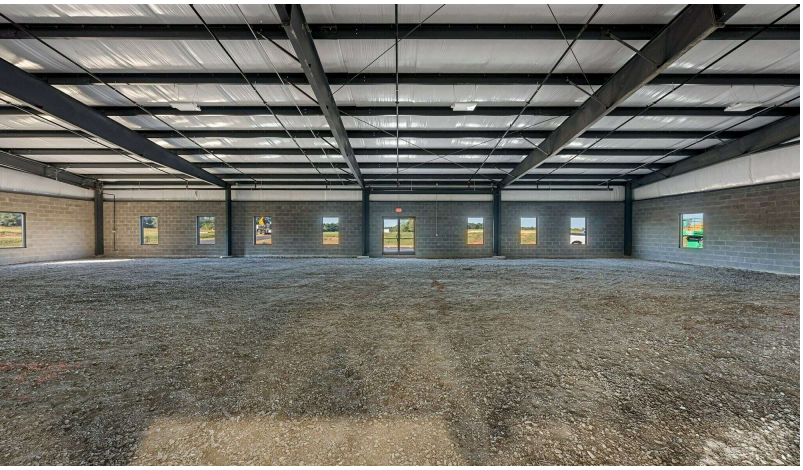
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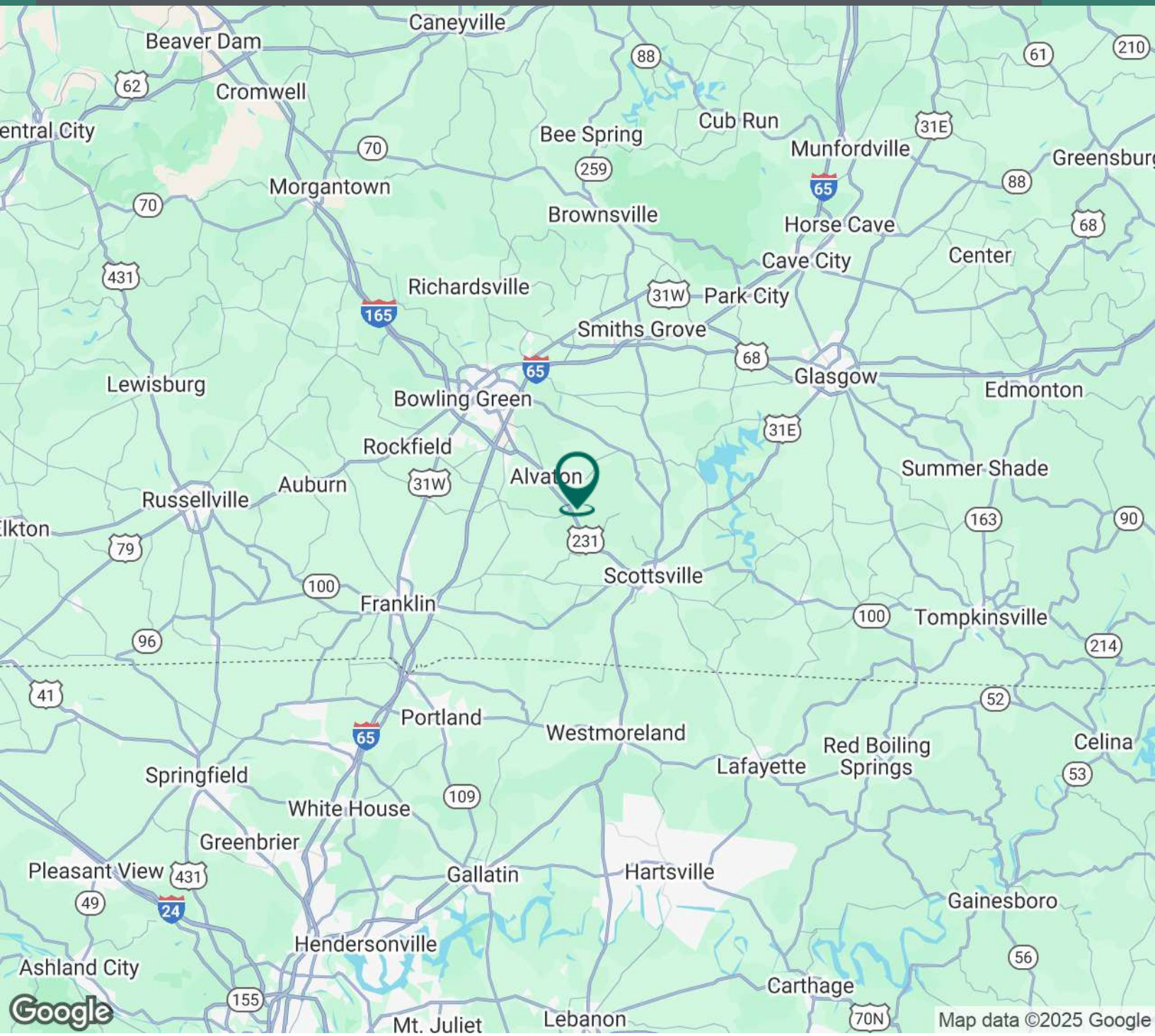
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Building Name	Allen Springs New Warehouse
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Building Size	105,000 SF
Lot Size	15 Acres
Year Built	2023
Number of Floors	1

Great opportunity to own or lease new construction in fast growing region. Located 8 miles off the interstate and accessible via 4 lane US Route 231, just North of Scottsville, KY and just South of Bowling Green, KY.

- Approx. 15 Acres
- 105,000 SF Total
- 5,000 SF Potential Office
- 650 SF Existing Office
- 30' roof deck height
- 27' eve height
- 50' x 62' column spacing
- 8 dock doors
- 2 - 14' x 16' grade level doors
- Wet Sprinkler System
- Strategically located near I-65 and regional airport
- Expansive warehouse space with 100,000 SF existing
- Modern amenities and customizable configurations

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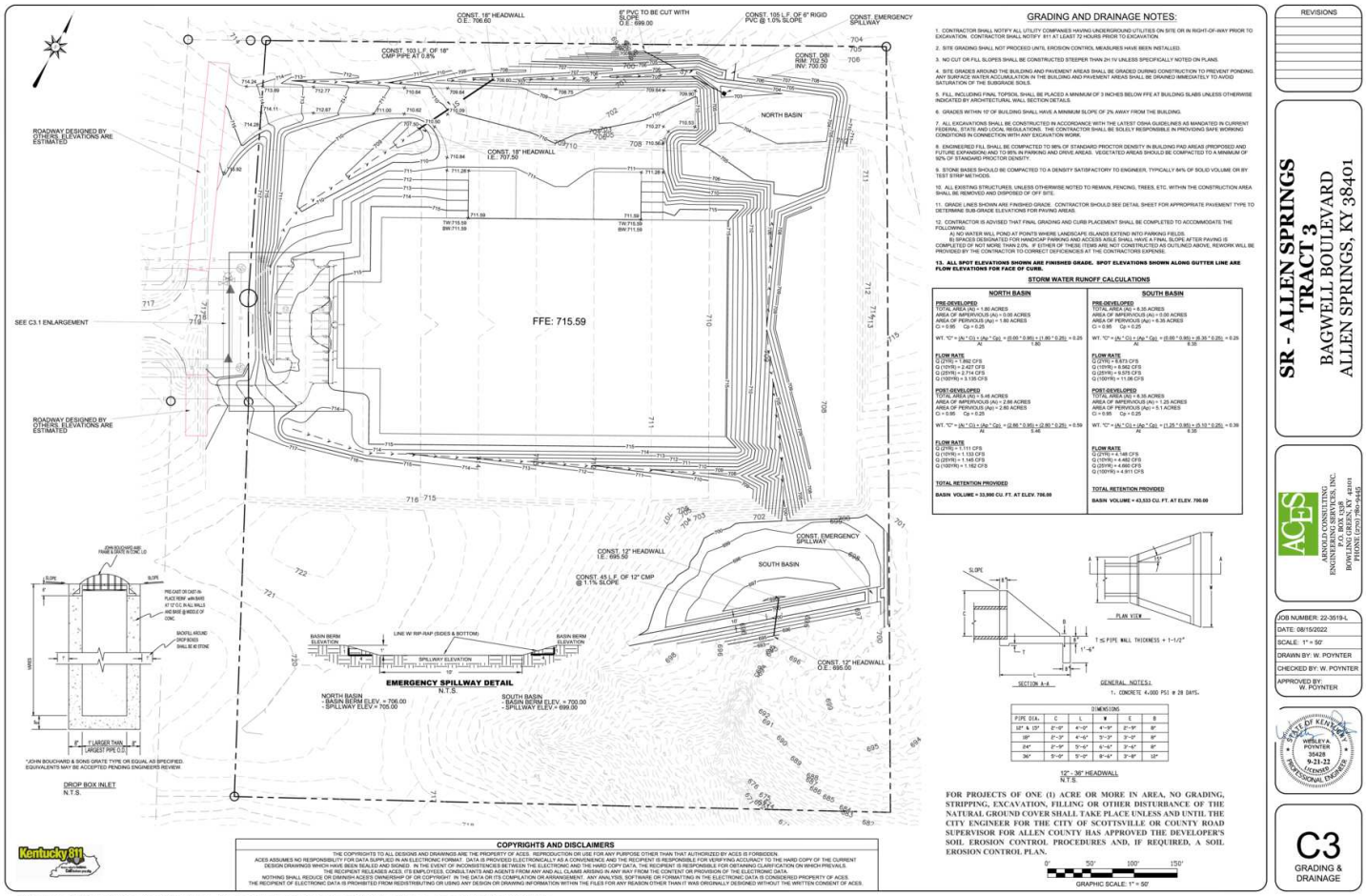
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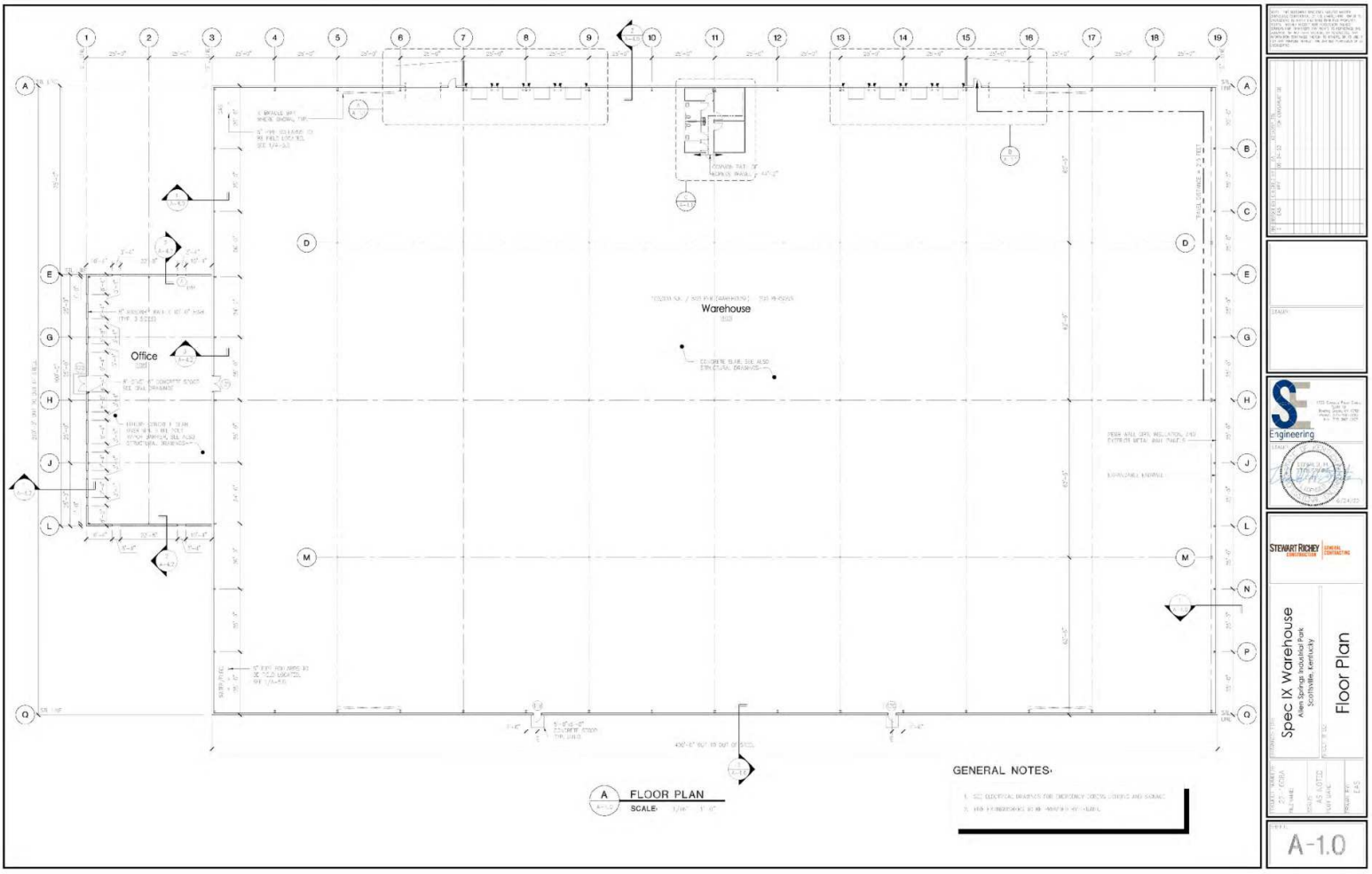
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