

# EXECUTIVE SUMMARY

## PROPERTY IDENTIFICATION

Property	Industrial - Industrial Warehouse
Address	275 Klutey Park Plaza Drive
City, State Zip	Henderson, Kentucky 42420
County	Henderson County
MSA	Evansville, IN-KY MSA
Market / Submarket	Evansville IN-KY / Henderson County
Geocode	37.834163,-87.570982
Census Tract	21-101-020603

## SITE DESCRIPTION

Number of Parcels	1	
Assessor Parcel Number	3-10-2-14	
Land Area	Square Feet	Acres
Usable	142,746	3.277
Total	142,746	3.277
Zoning	Light Industrial District (M-1)	
Shape	Generally Rectangular	
Topography	Level at street grade	
Flood Zone	Zone X (Unshaded)	

## IMPROVEMENT DESCRIPTION

Tenancy	Multi-Tenant Occupied By A Third Party Tenant
Net Rentable Area (NRA)	49,500
Gross Building Area (GBA)	49,500
Ground Floor SF	36,892
Total Buildings	1
Floors	2
Year Built	1977
Actual Age	46 Years
Effective Age	20 Years
Economic Life	40 Years
Remaining Useful Life	20 Years
Land To Building Ratio	2.88 : 1
Site Coverage Ratio	25.8%
Parking	1.1 / 1,000 SF NRA
Office Build Out %	51%
Clear Height (Feet)	19.5-21
Dock High Doors	4
Ground Level Doors	1

## QUALITATIVE ANALYSIS

Site Quality	Average
Site Access	Average
Site Exposure	Average
Site Utility	Average
Building Quality	Average
Building Condition	Average
Building Appeal	Average

## HIGHEST & BEST USE

As Vacant	Industrial development
As Improved	Existing industrial warehouse

## EXPOSURE & MARKETING TIME

Exposure Time	9 to 12 Months
Marketing Time	9 to 12 Months

*\$12,000.<sup>00</sup> per month (Net/Net/Net)*