

FORMER HENDERSON GLEANER NEWSPAPER/PRINTING FACILITY

Interior updated in 2021

Climate controlled

Sprinkled



INDUSTRIAL LEASING OPPORTUNITY

455 Klutey Park Plaza Drive | Henderson, KY 42420

**For Lease****\$6.00 SF/yr (NNN)****OFFERING SUMMARY**

Sale Price:	\$1,300,000
Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	29,867 SF
Available SF:	3,600 - 29,867 SF
Lot Size:	1.68 Acres
Year Built:	1976
Renovated:	2019
Zoning:	GB - General Business District

PROPERTY OVERVIEW

Completely renovated in 2021, the former Henderson Gleaner has been a newspaper and printing facility since its construction in 1976. It has 1,500 sf of office space - mainly open space - and 22,267 sf of warehouse space.

The warehouse space was used to operate a myriad of printing equipment as well as storage of supplies. The office space consist of a conference room, 2 private offices and an executive suite with it's own restroom.

There are two in-ground docks - one on each side of the building, as well as three 10' grade level doors.

PROPERTY HIGHLIGHTS

- Interior updated in 2021
- Climate controlled
- Sprinkled
- New Roof in 2019
- New HVAC in 2019



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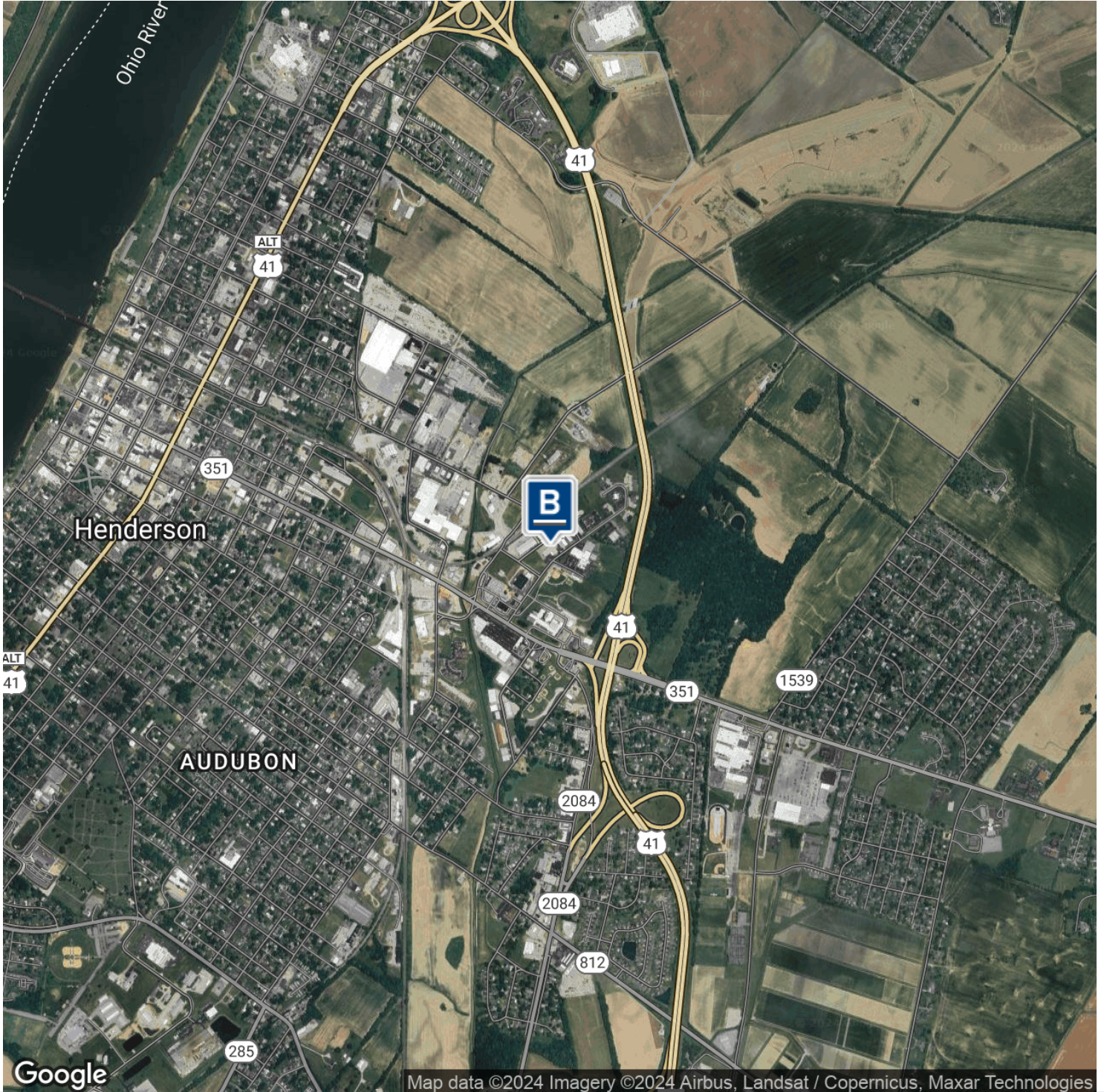
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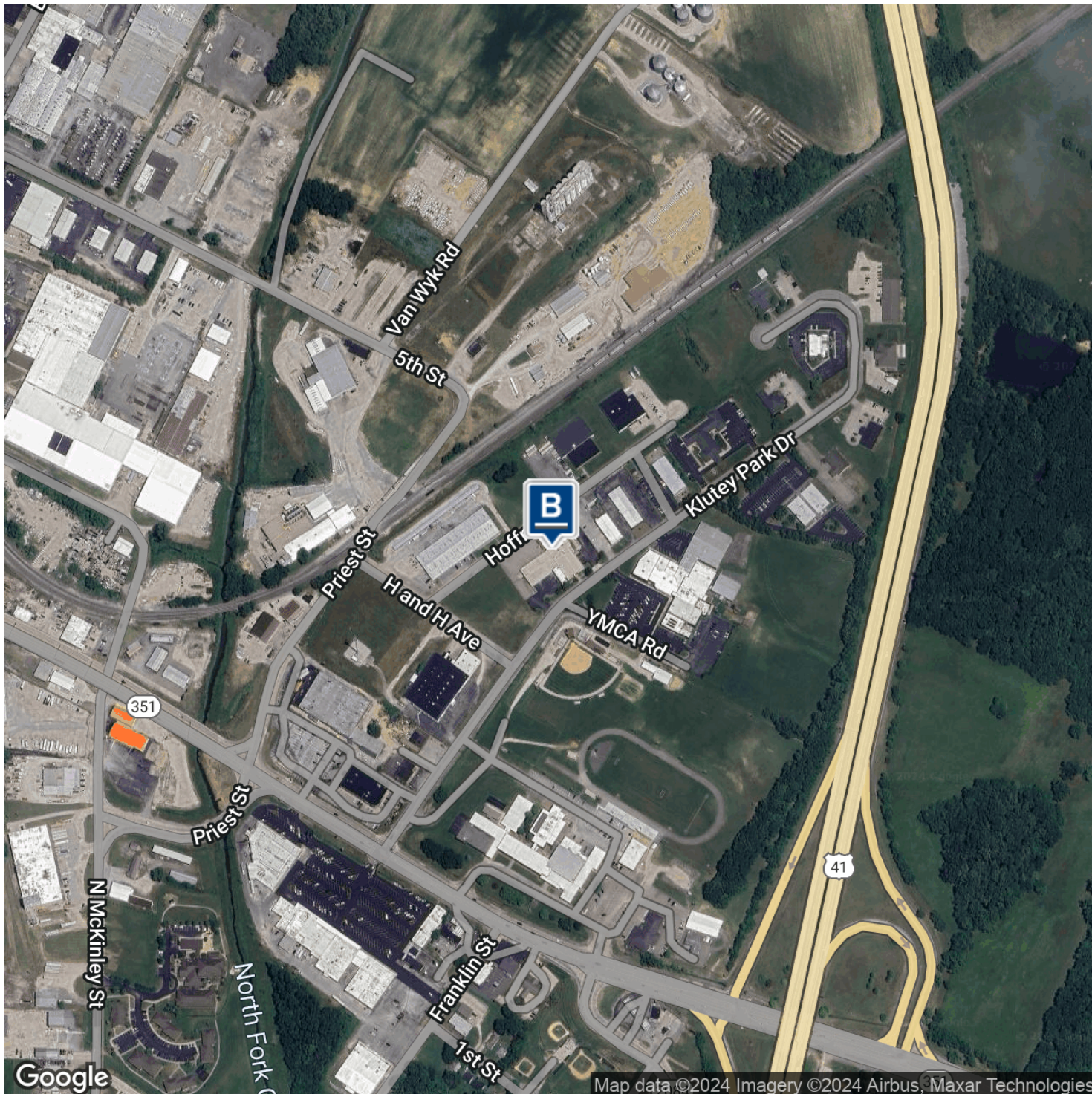
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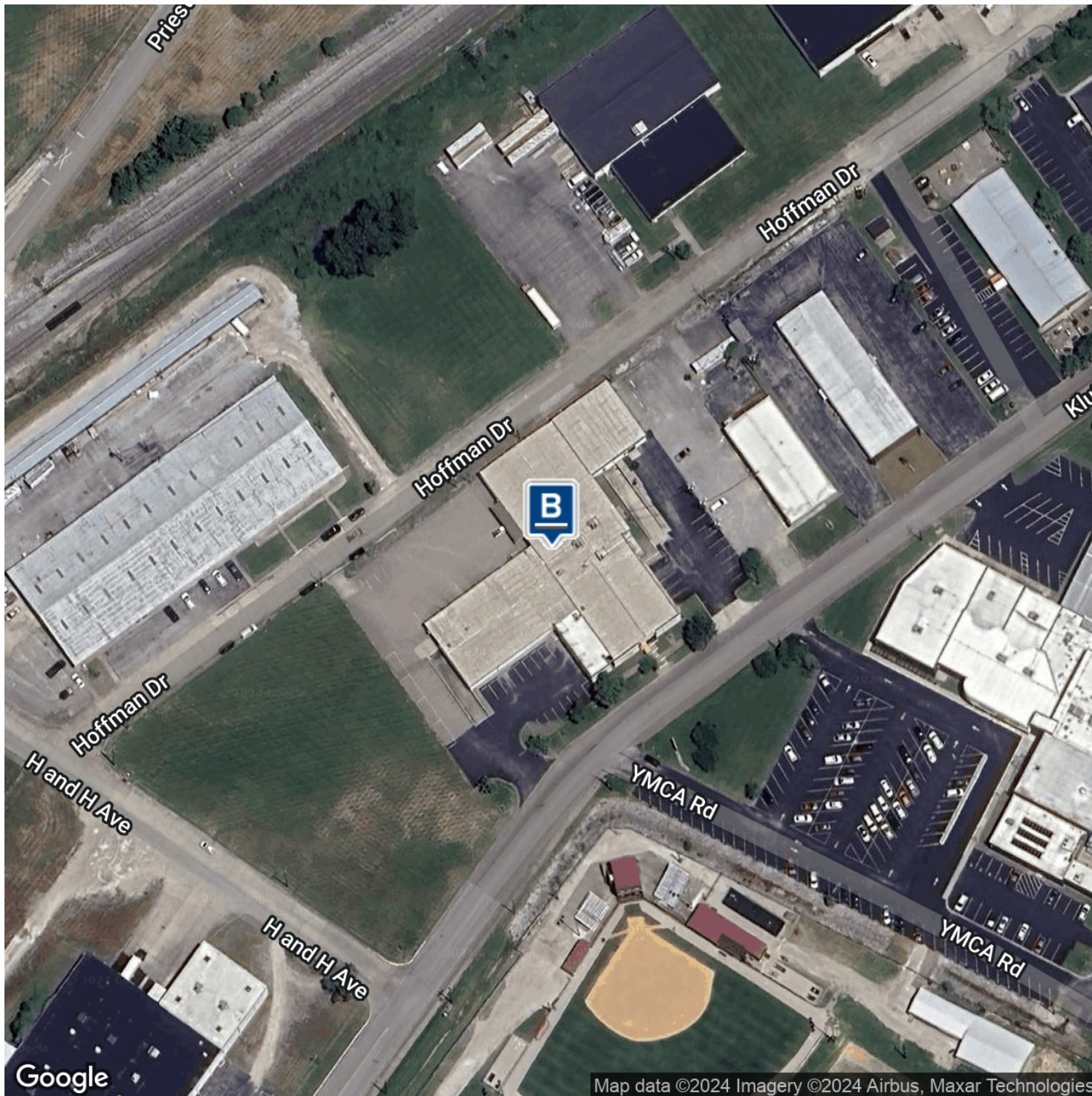
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KY #222972

PROFESSIONAL BACKGROUND

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. He still manages the properties today as president of Gateway Property Management and Leasing. Gateway Commercial also sold land to Goodwill Industries as well as sold land and built offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing, development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

EDUCATION

Studied Business at Western Kentucky University.

MEMBERSHIPS

- Kids Football League, Co-founder & Past President, Coach (2013-2018)
- ODCYFL Football Coach (1992-2002, 2009-2012)
- Daviess County Middle School Football Coach (2016)
- EDC Little League Baseball Coach (2012-2016)
- Southern Little League Baseball Coach (1994-1999)
- Highland Playground Softball Coach (2000-2003)
- Meadowlands Playground Baseball Coach (2008-2011)
- Junior Achievement, Instructor (1997-2014)
- Boulware Center, Fundraising Committee (2006-2007)
- Habitat for Humanity Owensboro, Fundraising Chairman (1998-2001)
- Community Coordinator for Daviess County High School Football (2018-present)



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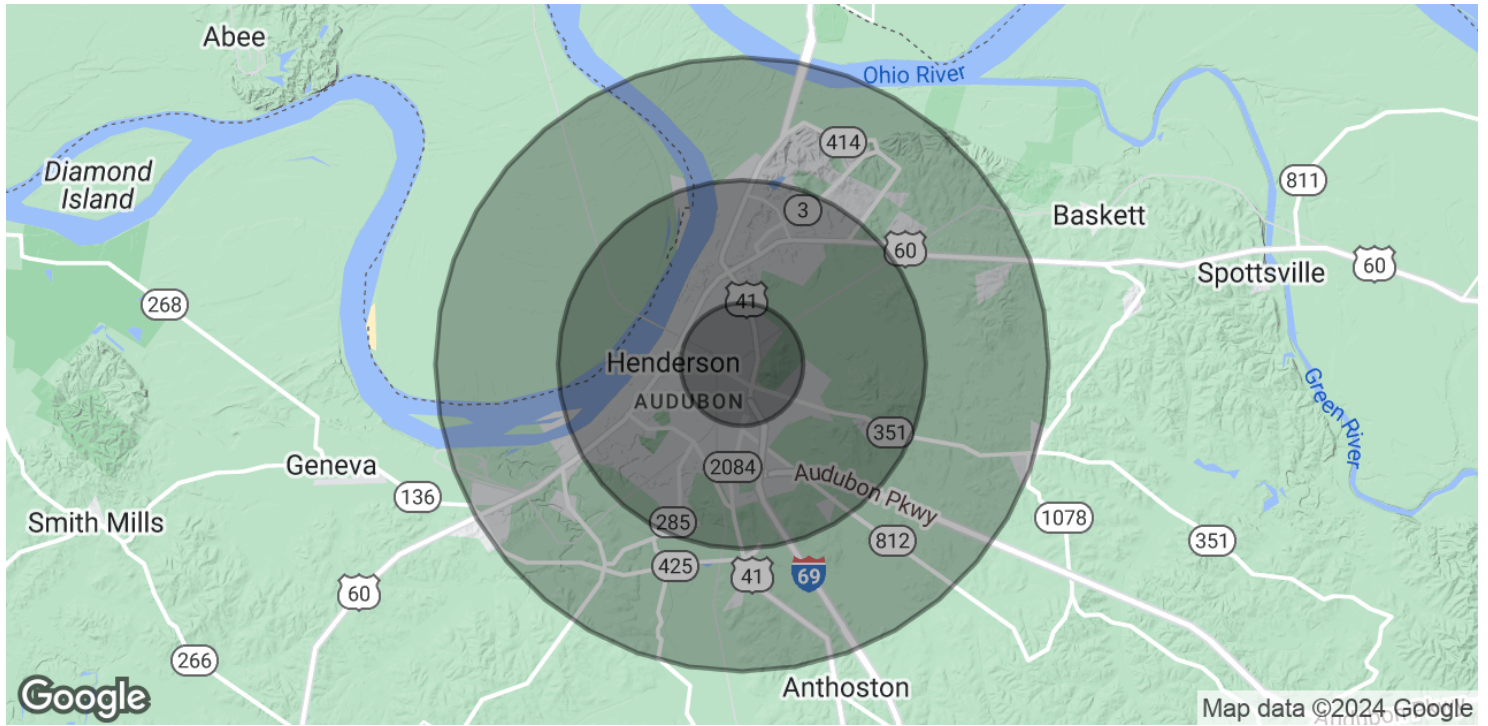
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POPULATION

Total Population
Average Age
Average Age (Male)
Average Age (Female)

1 MILE

4,829
35.9
35.7
36.2

3 MILES

25,557
38.4
36.8
40.2

5 MILES

33,201
37.7
36.5
39.4

HOUSEHOLDS & INCOME

Total Households
of Persons per HH
Average HH Income
Average House Value

1 MILE

2,073
2.3
\$40,809
\$55,470

3 MILES

11,047
2.3
\$41,756
\$74,140

5 MILES

13,941
2.4
\$45,110
\$76,410

* Demographic data derived from 2020 ACS - US Census



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