

FOR SALE

INDUSTRIAL INVESTMENT PORTFOLIO



360 & 402 S. BIG RUN RD.

ASHLAND, KY 41102



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01: EXECUTIVE SUMMARY

360 & 402 S. BIG RUN ROAD



PROPERTY DESCRIPTION

Block + Lot is pleased to present 402 and 360 South Big Run Road, a premier industrial investment opportunity in the heart of Ashland, KY. This property comprises two fully occupied, industrial buildings totaling $\pm 25,000$ SF on ± 9.1 acres, zoned Commercial.

360 South Big Run Road features a 10,000 SF building with an 80% warehouse and 20% office ratio. The office includes three private offices, two bathrooms with showers, a kitchen, and a washer/dryer room, with radiant heating throughout. The warehouse offers one +/- 16 ft drive-in door, clear height of +/- 20 ft, and motion-sensor LED lighting. Currently occupied by the owner seeking a 1-2 year leaseback.

402 South Big Run Road consists of a 15,000 SF building leased to a long-term occupant Maviro, with around 5 years left in term with a 5 year renewal option. It includes a small office area with a kitchen, conference room, and reception, complemented by a warehouse with six +/- 16 ft drive-in doors, a clear height +/- 25 ft, 3 Phase Electric, and accommodated with gas heaters.

This property offers a prime opportunity for investors seeking a stable, cash-flowing asset in a strategic location.

(Please contact agents for financial information.)



**$\pm 25,000$ SF
TOTAL**



\$1,700,000



**ZONED
COMMERCIAL**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

360 & 402 S. BIG RUN ROAD

PROPERTY HIGHLIGHTS

STABILIZED INVESTMENT

Fully Occupied.

LOCATION

1 mile from I-64 interchange.

EXPANSION CAPABILITY

9.1-acre site allows an opportunity of expansion and/or additional outside storage.

INDUSTRIAL FEATURES

16' drive-in doors on both buildings, 20'-25' clear height, 3-phases electric, LED lighting, and more.

FINANCIALS

Please contact agents for financial information.



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
360 & 402 S. BIG RUN ROAD



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03: LOCATION INSIGHTS

360 & 402 S. BIG RUN ROAD



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 219
3 MILE: 4,783
5 MILE: 12,996



AVERAGE HOUSEHOLD INCOME

1 MILE: \$95,414
3 MILE: \$87,369
5 MILE: \$90,534



NUMBER OF HOUSEHOLDS

1 MILE: 81
3 MILE: 1,879
5 MILE: 4,555



03: LOCATION INSIGHTS

AERIAL
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