



FOR SALE OR LEASE
 277 Industrial Drive
 Cadiz, KY

AVAILABLE
JANUARY 2026

Warehouse and Manufacturing Building



71,988 SF Building on 19.43 AC

Sale Price: \$3,850,000

Lease Price: \$4.95/SF NNN

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In cooperation with Cushman & Wakefield | Commercial Kentucky: 333 E Main Street, Suite 510, Louisville, KY 40202





PROPERTY HIGHLIGHTS

277 INDUSTRIAL DRIVE

Cadiz, Kentucky 42211

71,988 SF TOTAL

AVAILABLE

FOR SALE

\$3,850,000

FOR LEASE

\$4.95 / SF

MAP



- TOTAL BUILDING SIZE:** 71,988 SF
- OFFICE AREA:** Approx. 2,500 SF
- LAND ACREAGE:** 19.43 AC
- EAVE HEIGHT:** 18' at eave; 23' at apex; varies
- DOCK-HIGH LOADING:** (4) dock-high doors
- DRIVE-IN LOADING:** Multiple drive-in doors
- DOCK EQUIPMENT:** Edge of dock levelers
- PARKING:** Asphalt parking for more than 75 cars; concrete truck court
- CONSTRUCTION:** Pre-engineered insulated
- SPRINKLER:** Wet sprinkler system
- POWER:** 480 / 270 Volts; 2000 Amps
- HVAC:** Seven (7) Rheem & Comfortmaker HVAC units



SHIPPING DOCKS



WAREHOUSE

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Source: triggindustry.com
 Source: ced.ky.gov

WHY CADIZ, TRIGG COUNTY?

- Less than one hour from Nashville, TN
- Area industries include Aerospace & Defense, Agriculture, Distribution and Automotive
- Trigg County labor market has over 189,000 workers in a 60-mile radius
- 6 miles from freight rail
- Cadiz location is within 70% of U.S. markets, meaning expedient delivery time
- Kentucky is within one day's drive of two-thirds of the U.S. population

EMPLOYMENT OVERVIEW



437
Total Businesses

DEMOGRAPHICS



13,334
Population



189,000
Workers in a
60-mile radius



47.5
Median Age



\$58,105
Median
Household Income



0.29%
2024-2029
Population
Growth Rate



WAREHOUSE



LOADING