

INDUSTRIAL PROPERTY FOR LEASE

BROWN'S WAREHOUSING

1206 Nashville Road, Russellville, KY 42276



PROPERTY DESCRIPTION

Three 12,000 SF Warehouses. Incredibly flexible warehouses with both dock and drive in door access in each. Each free standing 12,000 SF warehouse features no columns in the interior of the warehouse and 2 large drive in doors for tractor trailer access, if needed. Two of the 12,000 Sf warehouses are new construction with 10" concrete floors! Extremely unique opportunity to store heavy product without worry about compromising the concrete floors. Great long term storage opportunity or functional enough to accommodate a variety of tenant uses.

PROPERTY HIGHLIGHTS

- 12,000 SF
- 10" concrete floors
- No interior columns
- 2 Large Drive in Doors - 14' x 14'
- 1 Dock - 8' x 10'

OFFERING SUMMARY

Lease Rate:	\$7.00 - 10.00 SF/yr (MG)
Number of Units:	3
Available SF:	36,000 SF
Lot Size:	14 Acres
Building Size:	12,000 SF

SPACES	LEASE RATE	SPACE SIZE
Warehouse #1 New Construction	\$10.00 SF/yr	12,000 SF
Warehouse #2 New Construction	\$10.00 SF/yr	12,000 SF
Warehouse #3	\$7.00 SF/yr	12,000 SF

Eric St. John, CCIM

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Neal Turner Realty
Commercial and Industrial Brokerage

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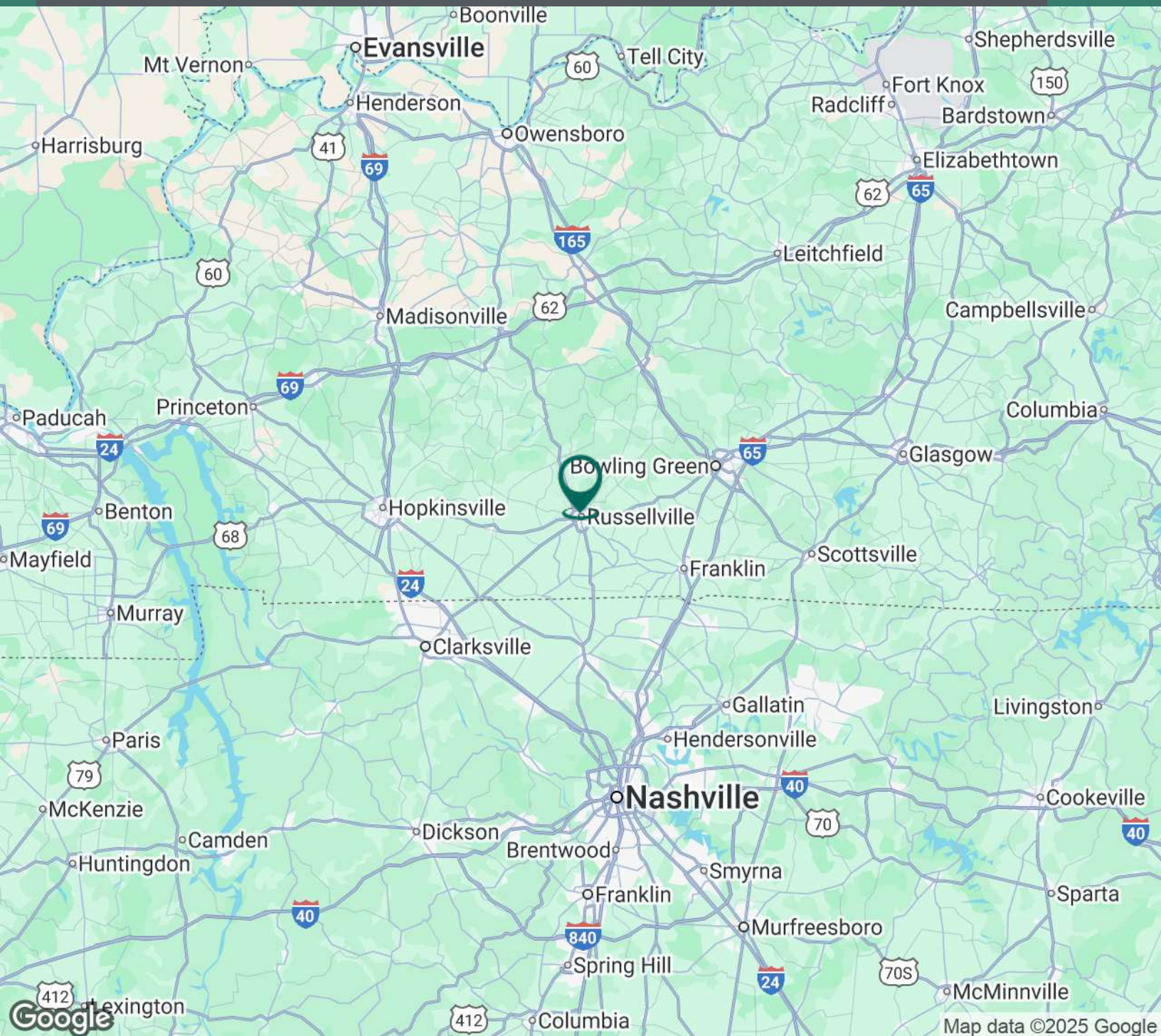
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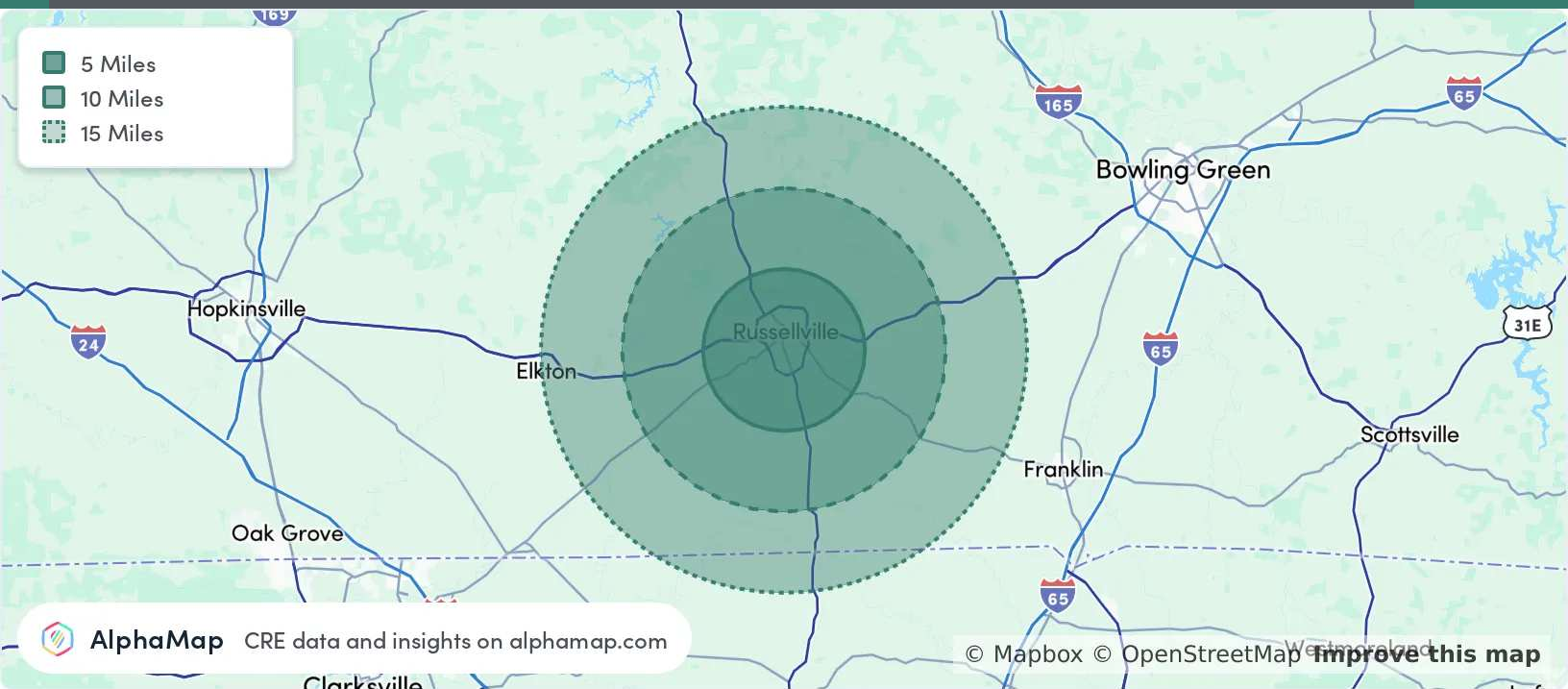
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,283	20,033	32,275
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

HOUSEHOLD & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,688	8,086	12,827
Persons per HH	2.4	2.5	2.5
Average HH Income	\$74,803	\$75,361	\$78,434
Average House Value	\$187,302	\$188,456	\$204,004
Per Capita Income	\$31,167	\$30,144	\$31,373

Map and demographics data derived from AlphaMap

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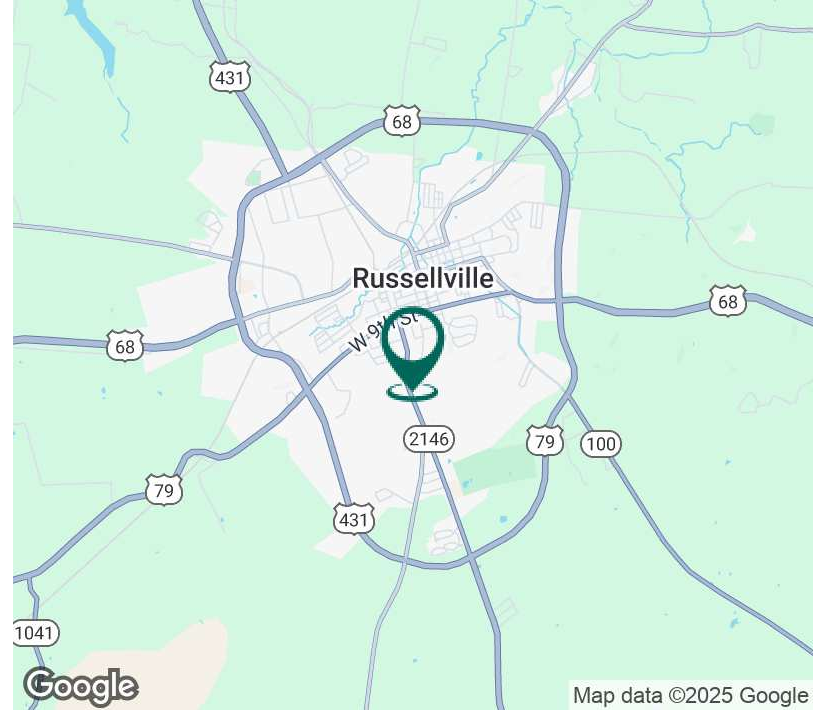
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OFFERING SUMMARY

Lease Rate:	\$7.00 - 10.00 SF/yr (MG)
Building Size:	12,000 SF
Available SF:	36,000 SF
Lot Size:	14 Acres
Number of Units:	3
Year Built:	2025
Zoning:	Industrial

PROPERTY OVERVIEW

Three 12,000 SF Warehouses. Incredibly flexible warehouses with both dock and drive in door access in each. Each free standing 12,000 SF warehouse features no columns in the interior of the warehouse and 2 large drive in doors for tractor trailer access, if needed. Two of the 12,000 Sf warehouses are new construction with 10" concrete floors! Extremely unique opportunity to store heavy product without worry about compromising the concrete floors. Great long term storage opportunity or functional enough to accommodate a variety of tenant uses.

PROPERTY HIGHLIGHTS

- 12,000 SF
- 10" concrete floors
- No columns
- 2 Large Drive in Doors - 14' x 14'
- 1 Dock - 8' x 10'
- Office space with restrooms located in adjacent structure
- 25 miles to I-165

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