

NEW INDUSTRIAL FLEX SPACE CURRENTLY BEING BUILT IN OWENSBORO. SCHEDULED TO BE COMPLETE IN JULY

Your Business Deserves A Better Space.

4099 Downwind Drive · Owensboro, Kentucky 42303

2,000
MIN SQ. FT.

4,000
MAX SQ. FT.

25+
PARKING SPACES

80'
BUILDING DEPTH

NEW
CONSTRUCTION

ABOUT THIS PROPERTY

This property at 4099 Downwind Drive is brand-new commercial space designed with working contractors and service businesses in mind. Whether you need room for equipment, a place to meet clients, or simply a professional address — this building delivers.

Located across from Owensboro Health Regional Hospital, choose from flexible units from **2,000 to 4,000 square feet**, with exterior signage, a gated rear yard, and plenty of dedicated parking spaces.



Your Name on the Building
Dedicated exterior signage above each unit entry for your brand



Gated Rear Access
Secure gated lot for equipment, trailers & material storage



Spacious Parking
Ample front parking for clients, crew & work vehicles



Flexible Unit Sizes
2,000–4,000 SF — right-size your lease to match your business today



New Construction
Move-in ready modern building — not a retrofitted older space



Professional Image
Stone accent base, clean facade — impress clients from first visit

UNIT AVAILABILITY

Unit 1 4,000 SF	LEASED
Unit(s) 2/3 2,000 – 4,000 SF	AVAILABLE
Unit 4 4,000 SF	LEASED
Unit(s) 5/6 2,000 – 4,000 SF	AVAILABLE

BUILDING SPECS

Building Size	*200 x 80 FT
Unit Minimum	2,000 SF
Unit Maximum	4,000 SF
Rear Yard	Gated
ADA Access	Yes
Signage	Per Unit

**CALL TO LEARN
MORE OR TO
SCHEDULE A TOUR**

Brian Lewis, Legacy Land
(270) 215-7318

IDEAL FOR:

- Plumbers
- Electricians
- HVAC & Mechanical
- General Contractors
- Landscapers
- Flooring & Tile
- Painters
- IT & Tech Services
- Home and Other Business Services
- Inspectors
- Light Industrial

*Building up to 200 ft in width after complete build out

LEGACY LAND

319 E. 2nd St., Owensboro, Kentucky

"Space built for the way you work."

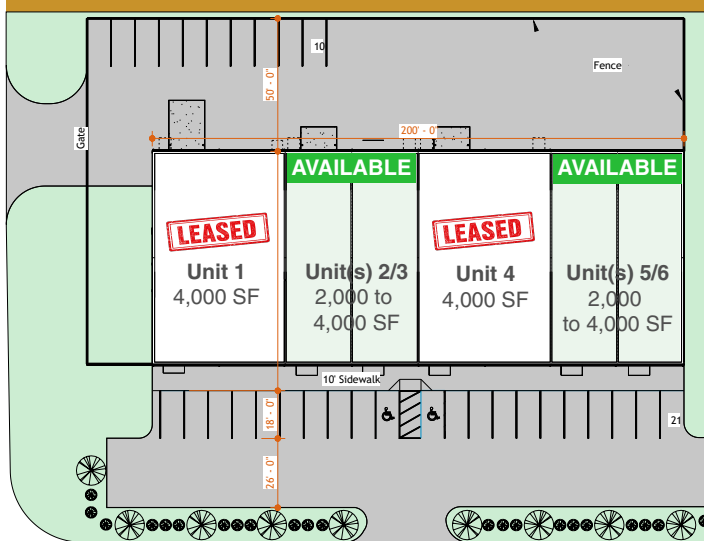
Why 4099 Downwind Is the Right Move

Built with Business in Mind

Running a contracting or service business means your space needs to work as hard as you do. This light industrial commercial property on **Downwind Drive** was developed specifically for small-to-medium service businesses who need a **professional, functional address** without the overhead of a large office complex.

Each unit offers flexibility to configure your layout — reception up front, workshop in back, or both. The **gated rear yard** provides secure space for staging jobs, storing equipment, and managing your fleet. Out front, **plenty of parking** means your crew and clients always have a place to park.

And when clients pull up and see **your name and logo on the building**, that's not just signage — that's credibility.



What You Get

- ✓ **Your Own Professional Address**
Stop listing your home address on cards. Have a real, credible location for your company.
- ✓ **Signage That Works for You 24/7**
Your name on the building creates visibility and brand awareness every time someone drives by.
- ✓ **Secure Space for Equipment & Vehicles**
Gated rear access lets you stage jobs, store tools, and park work vehicles safely off the street.
- ✓ **Space That Grows With You**
Start at 2,000SF or expand to 4,000 SF as your business dictates - all in the same location.
- ✓ **Clients & Crew Always Have Parking**
With 21 front parking spaced and additional parking in the back, no one is circling the block looking for a spot.
- ✓ **New Building — Nothing to Fix**
Brand-new construction means modern finishes, clean space, and no inherited maintenance issues.

READY TO MAKE A MOVE?

Let's Find the **Right Space** for You and Your Team.

Units in this new build are filling fast. Give us a call to learn more.

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