

INDUSTRIAL PROPERTY FOR SALE

29 MENZIE BOTTOMS ROAD

BUTLER, KY 41006



OFFERING SUMMARY

Sale Price:	\$990,000
Building Size:	13,873 SF
Available SF:	Up To 13,873
Price / SF:	\$71.36
Year Built:	1999
Zoning:	I-1

PROPERTY OVERVIEW

Uncover an exceptional investment opportunity with this impressive property located in Butler, KY. Boasting a spacious 13,873 SF building, this versatile space is perfectly suited for industrial or flex space use. Constructed in 1999, this modern facility offers the ideal combination of functionality and contemporary design. Zoned I-1, the property caters to a wide range of industrial and flex space needs, providing a solid foundation for diverse business ventures. In the bustling Butler area, this property's strategic location ensures convenient access to key transportation routes, making it a compelling prospect for Industrial / Flex Space investors seeking a valuable addition to their portfolio.

PROPERTY HIGHLIGHTS

- - 13,873 SF modern industrial/flex space building
- - Built in 1999 with contemporary design
- - Zoned I-1 for versatile industrial and flex space use
- - Spacious layout catering to diverse business needs
- - Strategic location in the vibrant Butler area
- - Convenient access to key transportation routes

SEAN BRADLEY

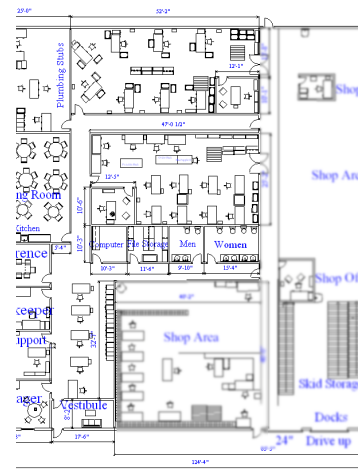
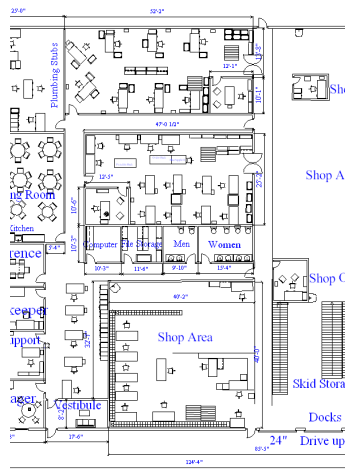
859.331.2333

sean@copperwoodrg.com

INDUSTRIAL PROPERTY FOR SALE

29 MENZIE BOTTOMS ROAD

BUTLER, KY 41006

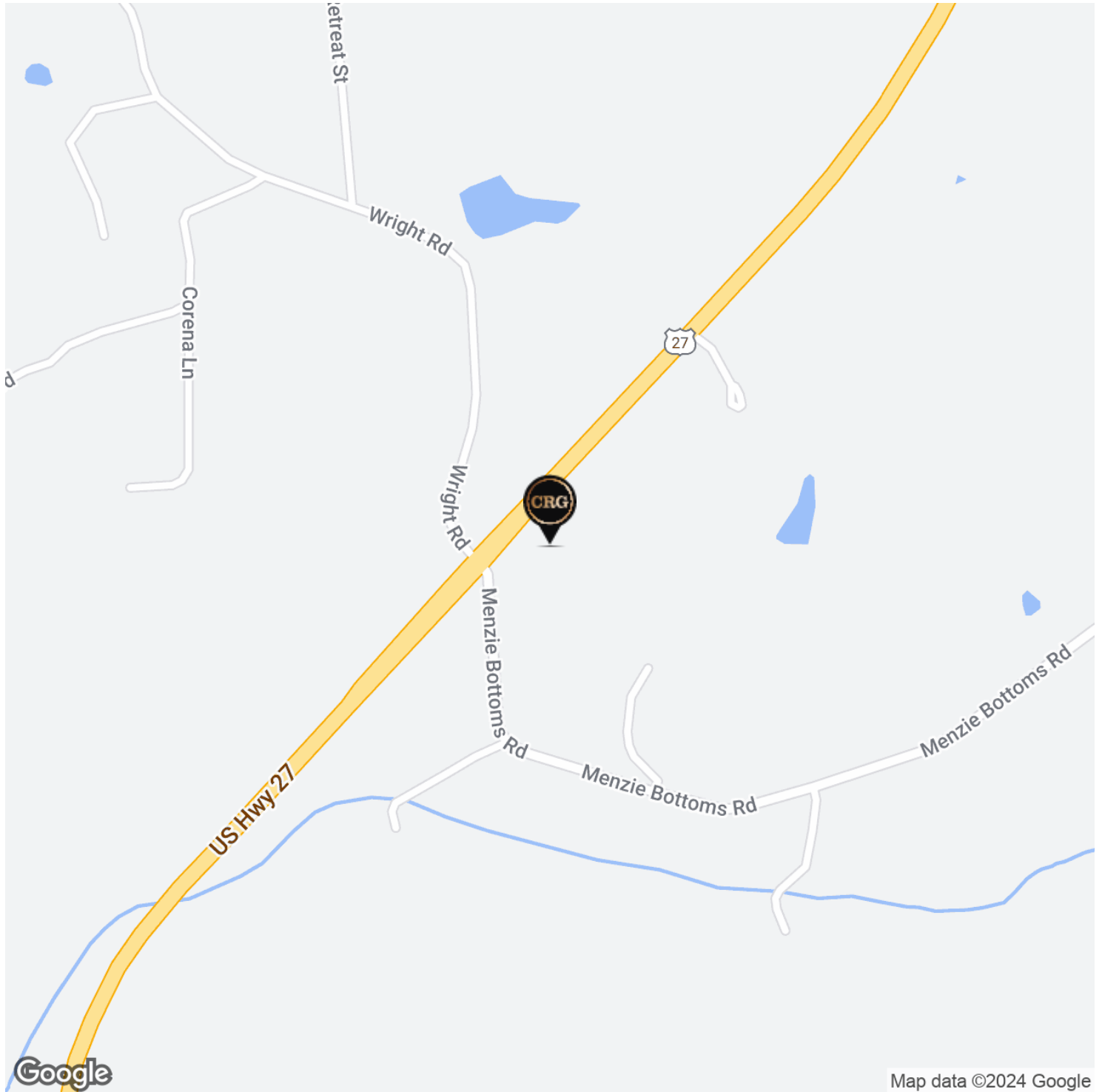


SEAN BRADLEY
859.331.2333
sean@copperwoodrg.com

INDUSTRIAL PROPERTY FOR SALE

29 MENZIE BOTTOMS ROAD

BUTLER, KY 41006



SEAN BRADLEY

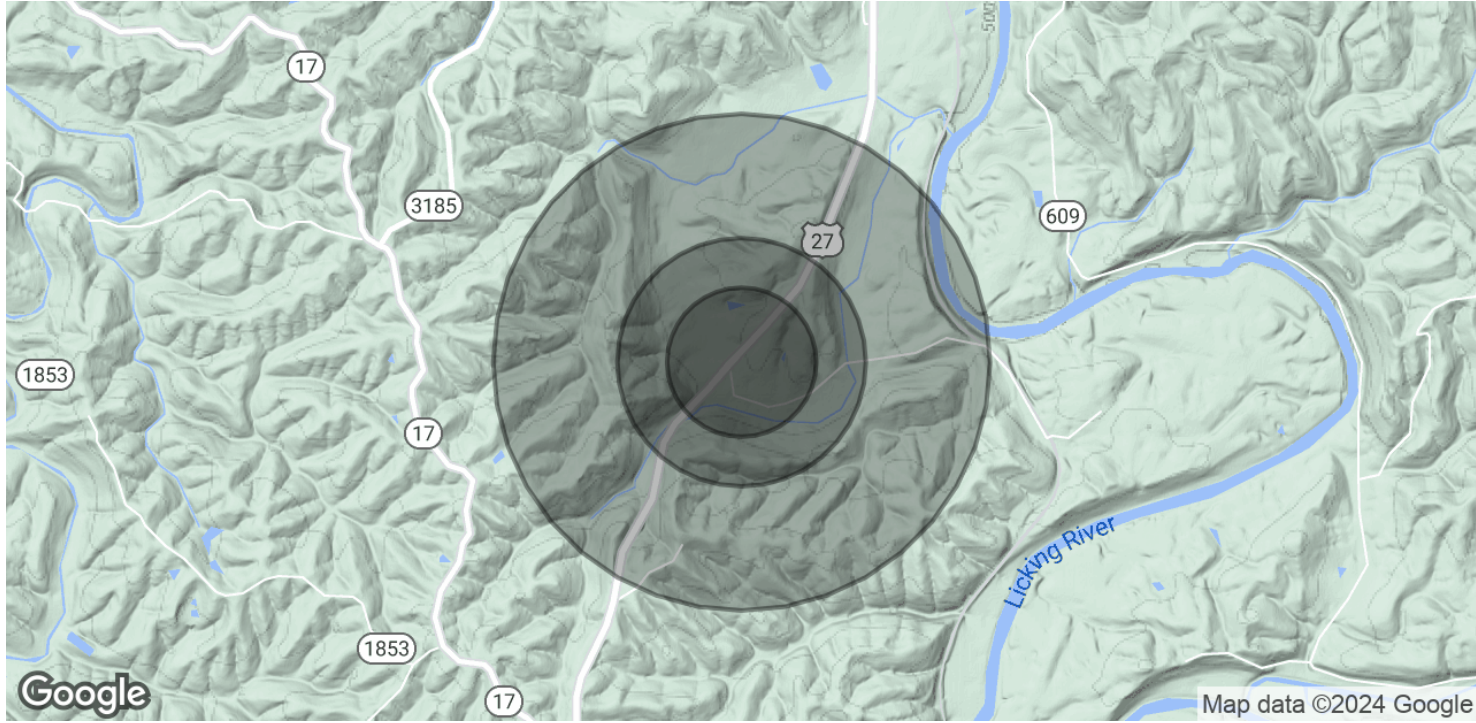
859.331.2333

sean@copperwoodrg.com

INDUSTRIAL PROPERTY FOR SALE

29 MENZIE BOTTOMS ROAD

BUTLER, KY 41006



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	22	55	158
Average Age	41	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	21	60
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$73,214	\$74,170	\$74,804
Average House Value	\$172,928	\$176,930	\$179,092

Demographics data derived from AlphaMap

SEAN BRADLEY
859.331.2333
sean@copperwoodrg.com