



# PARK TEC

107 Industrial Rd, Williamstown, KY 41097



## PROPERTY DESCRIPTION

KW Commercial offers this 74,567 SF building, constructed in 1975, is zoned I-2 and serves as a manufacturing facility in Northern Kentucky. The property offers ample space for industrial operations. With its strategic location and zoning, this property presents an opportunity for industrial users and investors to optimize the space for their manufacturing needs.

## PROPERTY HIGHLIGHTS

- 74567 SF industrial building
- Zoned I-2
- Northern Kentucky location
- Immediate Occupancy

## OFFERING SUMMARY

Sale Price:	\$3,400,000
Building Size:	74,567 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	216	665
Total Population	263	714	2,004
Average HH Income	\$64,103	\$64,803	\$68,130

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

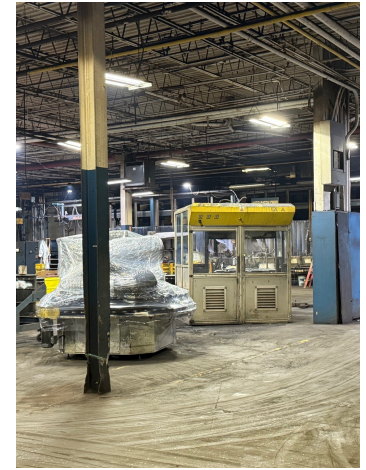
## DERRICK PLUNKETT

Commercial Senior Director  
O: 859.620.5830  
dp.kwcommercial@gmail.com

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

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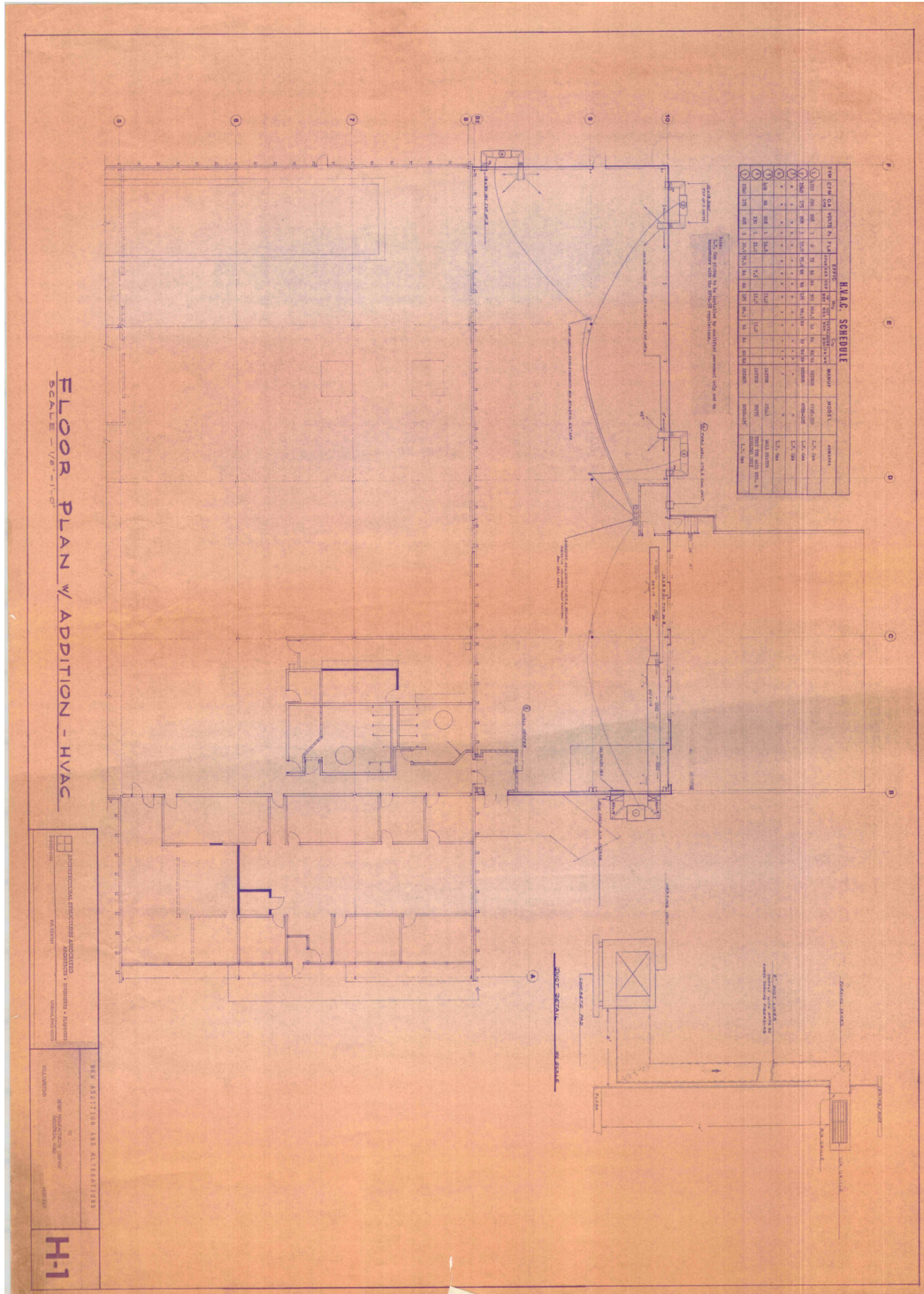
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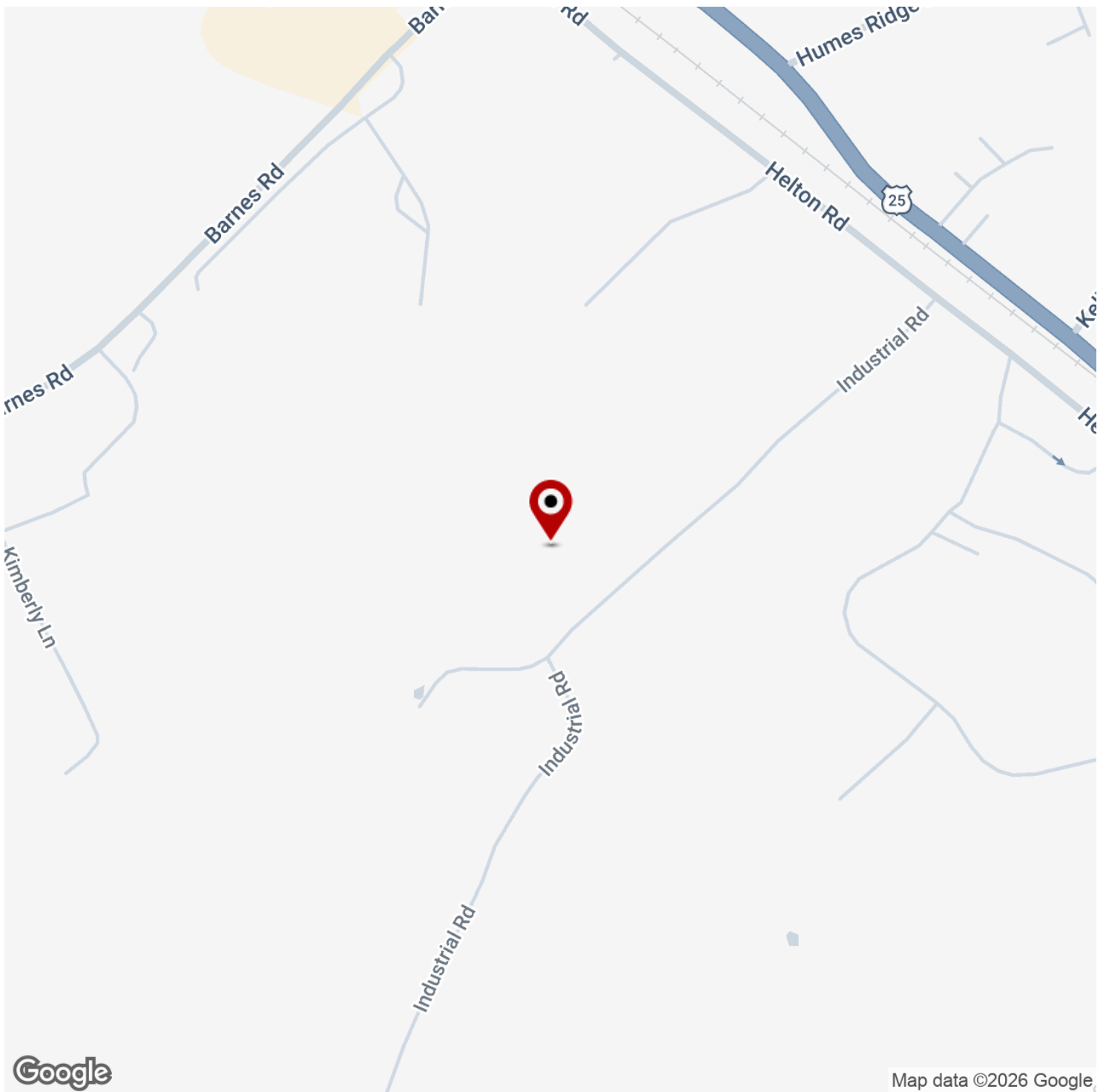
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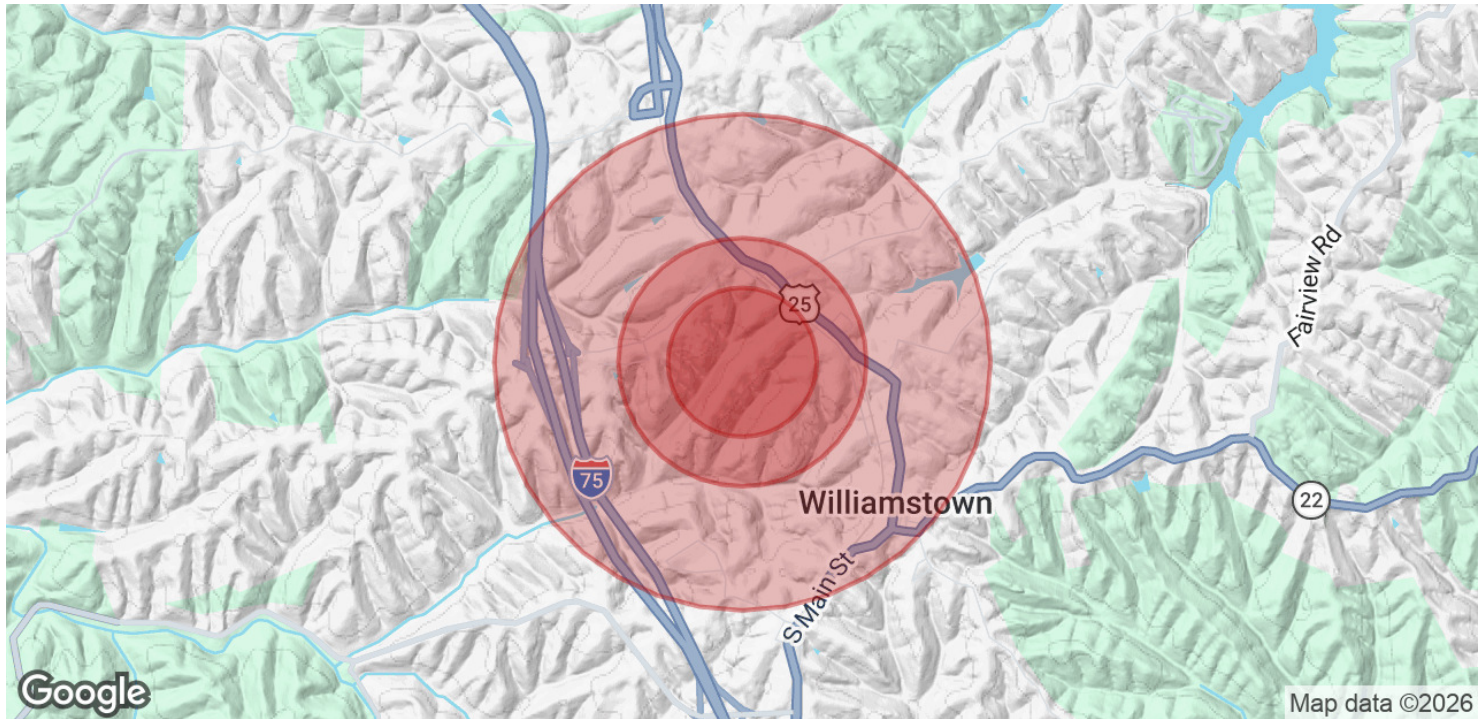
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	263	714	2,004
Average Age	36	36	38
Average Age (Male)	35	35	37
Average Age (Female)	37	37	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	74	216	665
# of Persons per HH	3.6	3.3	3
Average HH Income	\$64,103	\$64,803	\$68,130
Average House Value	\$206,825	\$206,631	\$219,550

*Demographics data derived from AlphaMap*

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