

## INDUSTRIAL PROPERTY FOR SALE

# FORMER PENSKE TRUCK

1912 Pembroke Rd, Hopkinsville, KY 42240



### PROPERTY DESCRIPTION

Presenting an exceptional opportunity for a prospective Industrial/Flex Space small business or investor, this 4,000 SF building boasts a prime location within the strategic Hopkinsville area. Built in 1996, the property is strategically zoned I-2, offering versatile potential for industrial and flex space uses. With a large 2.6 acre lot and a layout designed for efficiency, this well-maintained property is ready to accommodate a range of business needs. The property's location in the thriving Hopkinsville area provides access to a strong local workforce and excellent transportation connections. Explore the potential for growth and success in this dynamic industrial and flex space market.

### PROPERTY HIGHLIGHTS

- 4,000 SF building + 2,000 SF covered wash bay
- 2.65 Acres, fully fenced and secured
- Deed Restricted (see Page 7)
- Exterior lighting over entire property
- Built in 1996
- 18' clear
- Zoned I-2

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$525,000  |
| Lot Size:      | 121,679 SF |
| Building Size: | 6,000 SF   |

### Eric St. John, CCIM

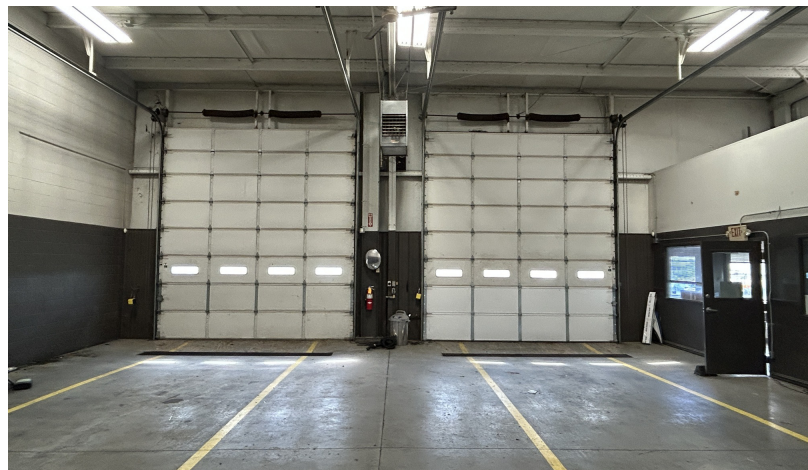
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**Neal Turner Realty**  
Commercial and Industrial Brokerage

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Maxar Technologies

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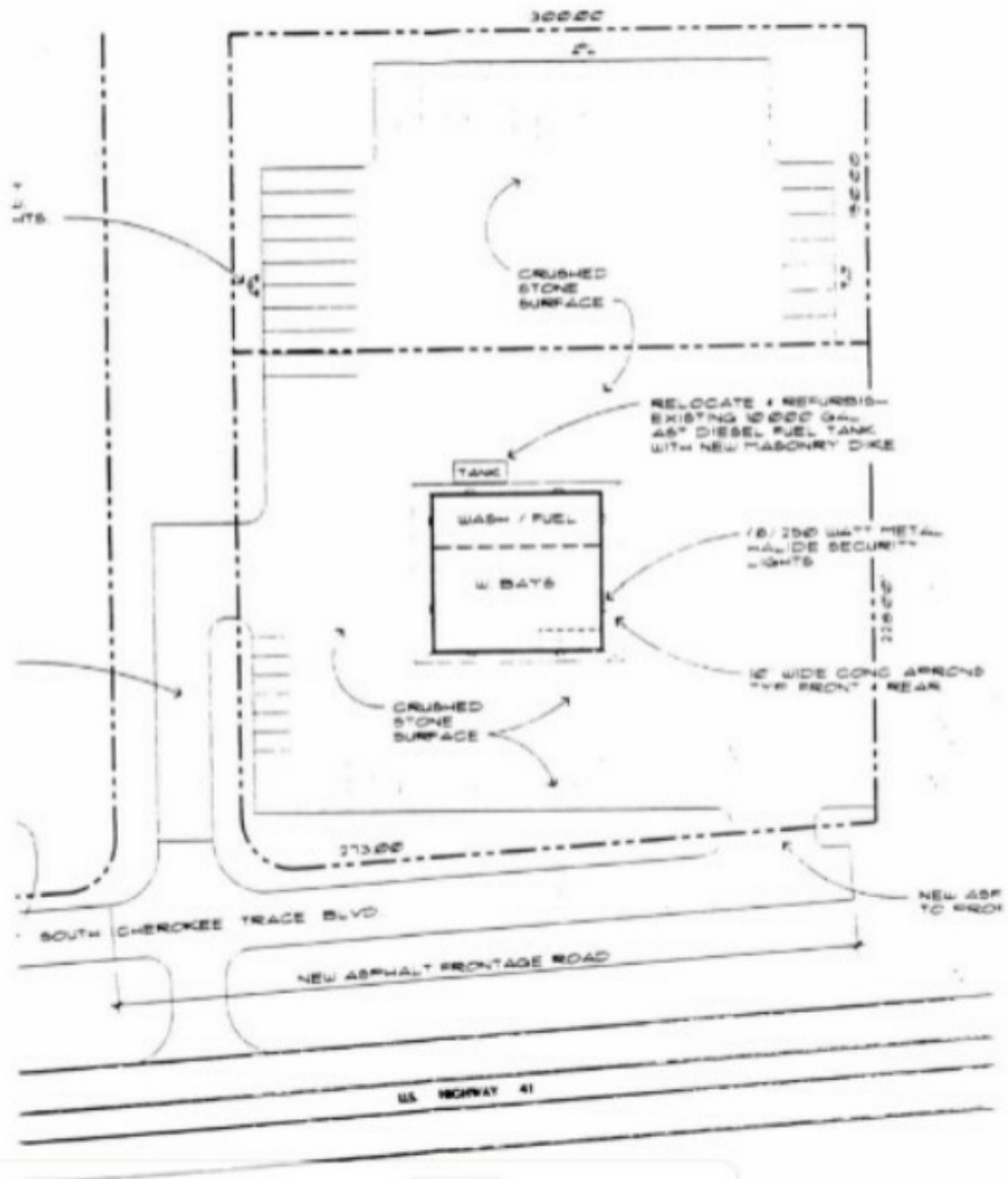
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EXHIBIT 1

(Not to Scale)



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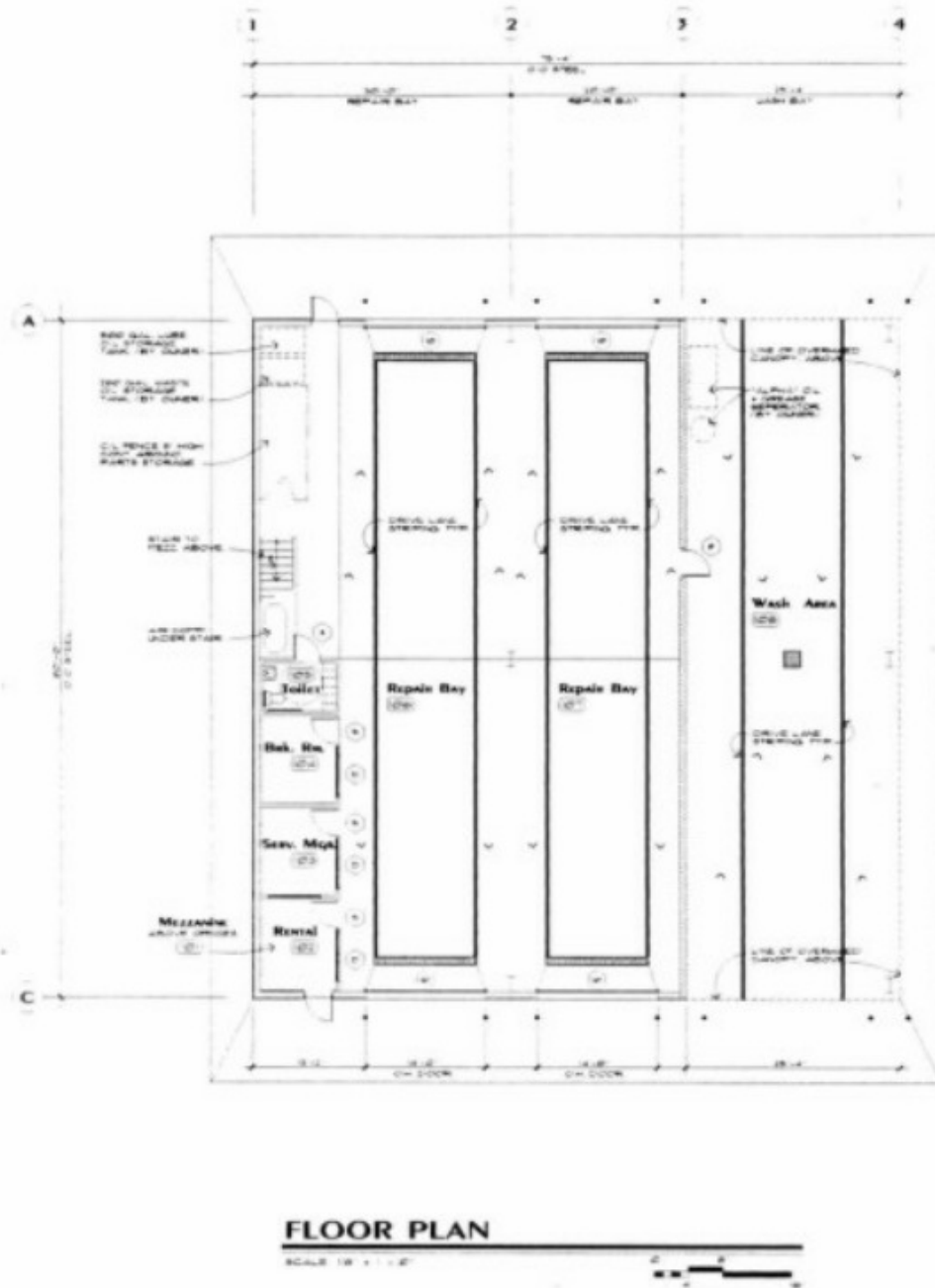


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### LOCATION DESCRIPTION

Discover the thriving market surrounding the Former Penske Truck property in Hopkinsville, KY. Positioned in a prime location for industrial and flex space users and investors, the area offers access to the nearby industrial companies in the industrial park and major transportation routes including I-24 and the Western Kentucky Parkway. Additionally, prominent industrial companies in the area, such as Toyotetsu America, Inc., Metalsa, and Grupo Antolin Kentucky, LLC, contribute to the robust industrial landscape. With a strong economy, skilled workforce, and supportive business environment, this location presents an ideal opportunity for industrial and flex space users and investors. Enjoy the convenience of nearby amenities and the potential for growth in this dynamic area.

### SITE DESCRIPTION

The property features a 6,000 SF pre-engineered industrial building (4,000 SF enclosed, 2,000 SF open canopy/wash bay) on 2.65 acres, with a 18' shop clearance and 4 bays with four doors. The property was originally constructed in 1996, it is fully fenced with lighting, has over 2 acres of asphalt surface yard, and is zoned I2 (Heavy Industrial). The property is accessible from both S. Cherokee Trace Blvd. and Iroquois Dr. Located on Pembroke Road (US Hwy-41)

### EXTERIOR DESCRIPTION

Metal exterior with overhead doors. Includes an additional 2,000 SF covered exterior wash bay at the rear of the building

### CONSTRUCTION DESCRIPTION

Pre-Engineered Steel building with metal exterior, over 2 acres of paved surface, fully fenced with outdoor lighting covering the entire site.

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### DEED RESTRICTION

Neither the Property nor any portion thereof shall be used as, and Buyer specifically covenants with Seller not to directly or indirectly use the Property or any portion thereof, as or to permit the Property or any portion thereof to be used for: (i) a full service vehicle leasing and/or a commercial or consumer vehicle rental facility, (ii) the provision of third party logistics services, (iii) third party vehicle maintenance; provided, however, and for avoidance of doubt, this restriction shall not apply to maintenance of Buyer's own vehicles; or (iv) the sale of used vehicles, in any case by Buyer or its successors or assigns, or by any of their respective tenants, employees, affiliates, or independent contractors, or any of their respective successors or assigns, for a period of seven (7) years from the date of this Deed (the "Restrictive Covenants"), at which time (provided Buyer is not then in breach of such restriction) such Restrictive Covenants shall terminate and be of no further effect. The Restrictive Covenants are made for the benefit of Seller, its affiliates, successors, and assigns (the "Seller Parties"). The Seller Parties are specifically given the right to enforce the foregoing Restrictive Covenants by injunction or other legal or equitable proceeding, and to recover damages (including without limitation reasonable attorneys' fees) resulting from any violation hereof. If any of the Restrictive Covenants, or any part thereof, is held by a court of competent jurisdiction or any foreign, federal, state, county or local government or other governmental, regulatory or administrative agency or authority to be invalid, void, unenforceable or against public policy for any reason, the remainder of the Restrictive Covenants shall remain in full force and effect and shall in no way be affected, impaired or invalidated, and such court, government, agency or authority shall be empowered to substitute, to the extent enforceable, provisions similar thereto or other provisions so as to provide to the Seller Parties, to the fullest extent permitted by applicable law, the benefits intended by such provisions."

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