

## INDUSTRIAL PROPERTY FOR LEASE

# 125 KELLY COURT

Bowling Green, KY 42101



### PROPERTY DESCRIPTION

10 acres are gated and fenced of which 6 1/2 acres are graveled. The property includes a 4,800 SF office/warehouse and exterior truck scale.

### PROPERTY HIGHLIGHTS

- 10 Acres Fully Fenced
- 6 1/2 Acres Graveled Parking
- 4,800 SF Office/Warehouse
- 3 - Drive in Doors
- 1- Dock
- Exterior Truck Scale
- Zoned Heavy Industrial

### OFFERING SUMMARY

Lease Rate:	\$9,750.00 per month (NNN)
Available SF:	4,800 SF
Lot Size:	10 Acres
Building Size:	4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	447	3,161	8,092
Total Population	926	7,407	19,038
Average HH Income	\$45,061	\$61,316	\$87,814

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

ntrccommercial.com



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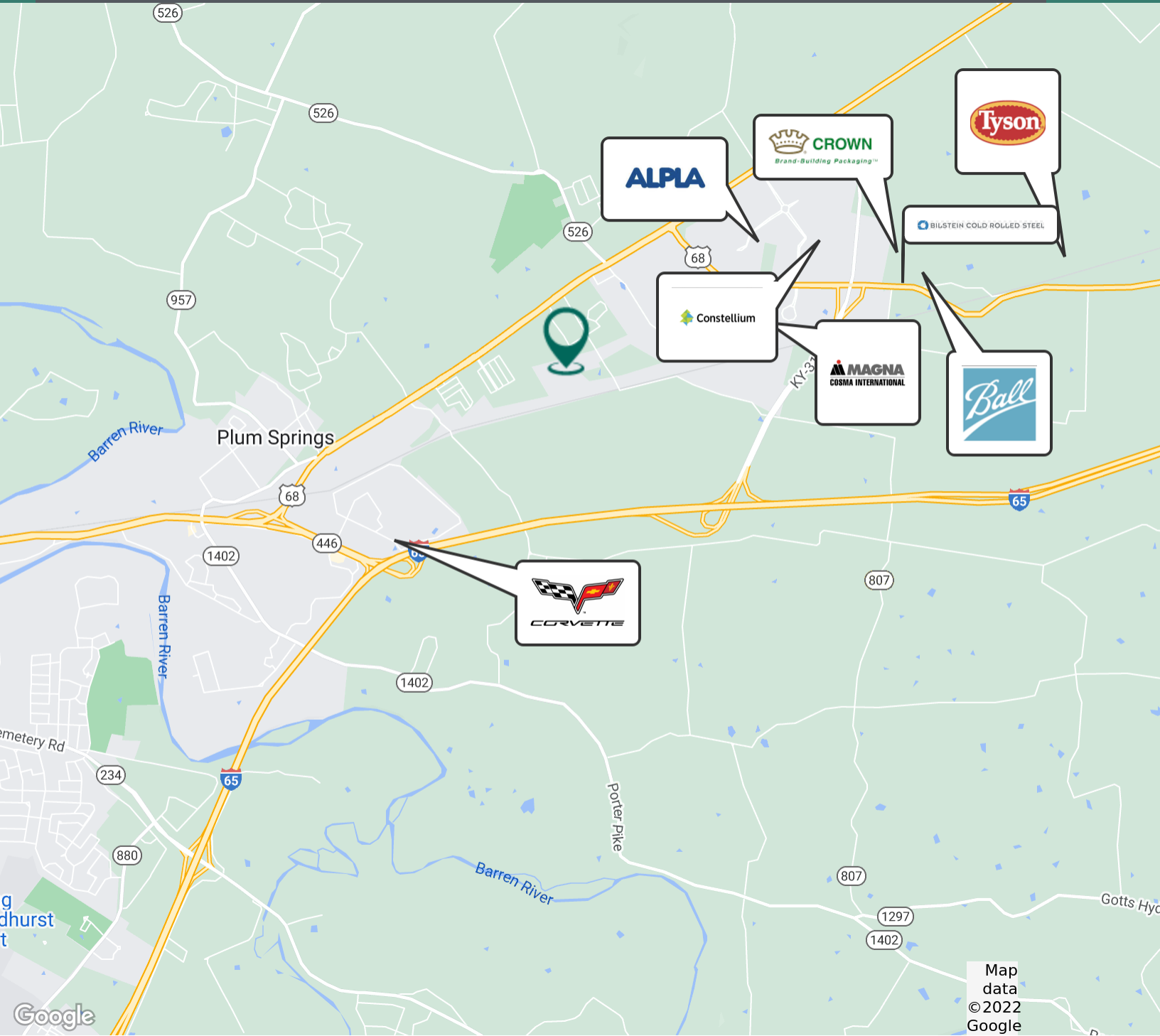
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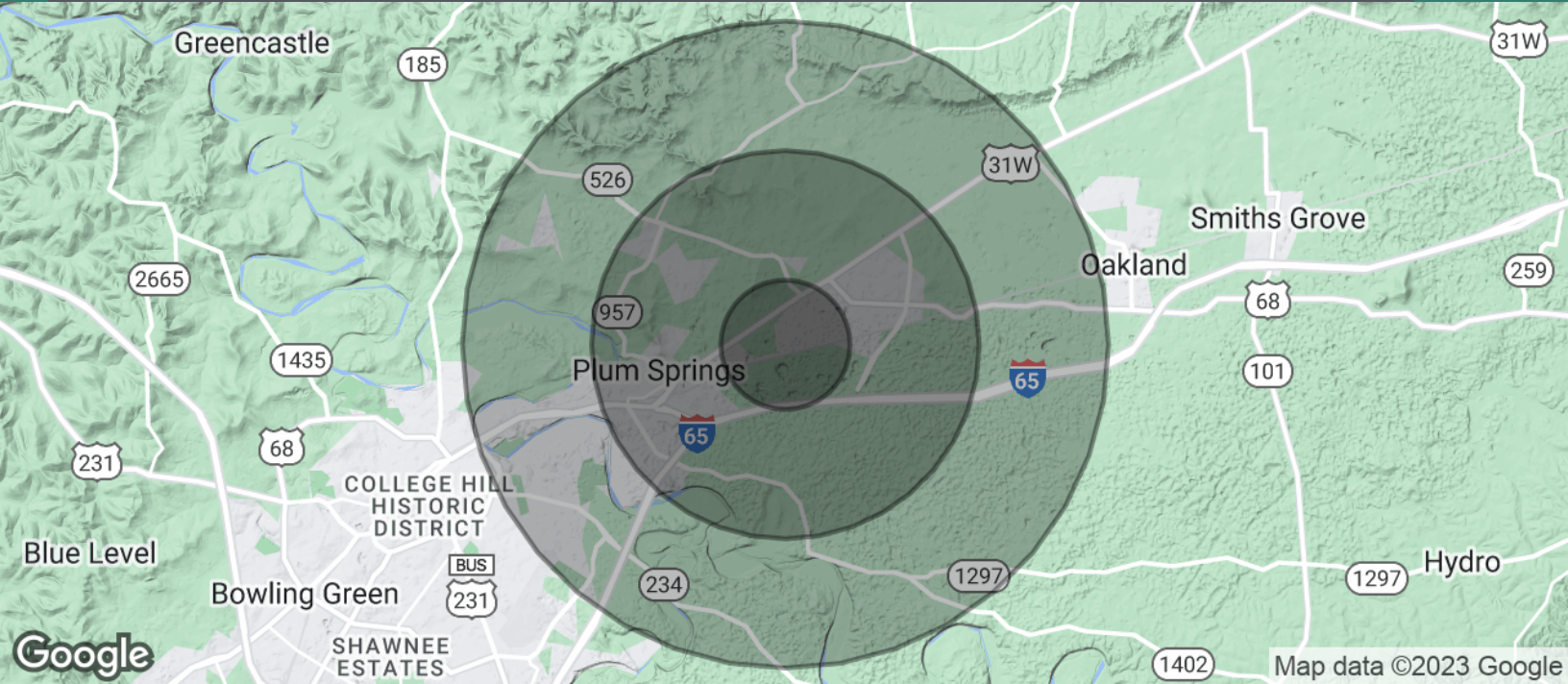
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	926	7,407	19,038
Average Age	28.3	31.9	35.2
Average Age (Male)	26.8	31.7	34.3
Average Age (Female)	31.1	33.1	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	447	3,161	8,092
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$45,061	\$61,316	\$87,814
Average House Value	\$37,486	\$113,002	\$177,855

\* Demographic data derived from 2020 ACS - US Census

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