

FDA APPROVED WAREHOUSE/MANUFACTURING FACILITY

- Freestanding 31,735 sf Warehouse/Manufacturing Facility
- Indoor/In-Ground Dock + two 16' Grade Level Doors
- 6,720 sf of Office/Shop Space



INDUSTRIAL LEASING OPPORTUNITY

2800 Warehouse Road | Owensboro, KY 42301

**For Lease****\$7.25 SF/yr (NNN)****OFFERING SUMMARY**

Lease Rate:	\$7.25 SF/yr (NNN)
Building Size:	31,735 SF
Available SF:	31,735 SF
Lot Size:	2.778 Acres
Year Built:	1978
Renovated:	2019
Zoning:	I-1 Light Industrial

PROPERTY OVERVIEW

This freestanding warehouse/manufacturing facility, previously used as an FDA-approved probiotic manufacturing site, features a robust pre-cast concrete structure. With 20' ceiling heights and 40' column spacing, it offers ample space for various operations. The facility includes 2,424 SF of office space, 4,296 SF of shop space, and 22,080 SF of warehouse space. It is equipped with an indoor and in-ground dock, plus two 16' grade-level doors leading to indoor bays. Additionally, there's 2,935 SF of mezzanine space above the office/shop area.

PROPERTY HIGHLIGHTS

- Freestanding 28,800 sf Warehouse/Manufacturing Facility
- Indoor/In-Ground Dock + two 16' Grade Level Doors
- 6,720 sf of Office/Shop Space
- 20' Ceilings with 40' Column Spacing
- Ample Parking Space for Employees and Visitors
- Efficient and Versatile Layout for Production and Distribution
- Secure and Well-Maintained Property



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For Lease



\$7.25 SF/yr (NNN)



LOCATION DESCRIPTION

The Greater Owensboro region is strategically positioned within 600 miles of two-thirds of the U.S. population and just 67 miles from the country's median center. This prime location is ideal for moving products, meeting clients, or closing deals. Situated in the Owensboro Riverport Industrial Area, this property is a mere two minutes from Ohio River access and only five minutes from the Owensboro By-Pass, providing seamless connections to I-165 and the Audubon Parkway.

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Available SF:	31,735 SF
Lot Size:	2.778 Acres
Building Size:	31,735 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,139	26,229	41,020
Total Population	2,763	61,210	100,720
Average HH Income	\$30,382	\$46,138	\$52,813



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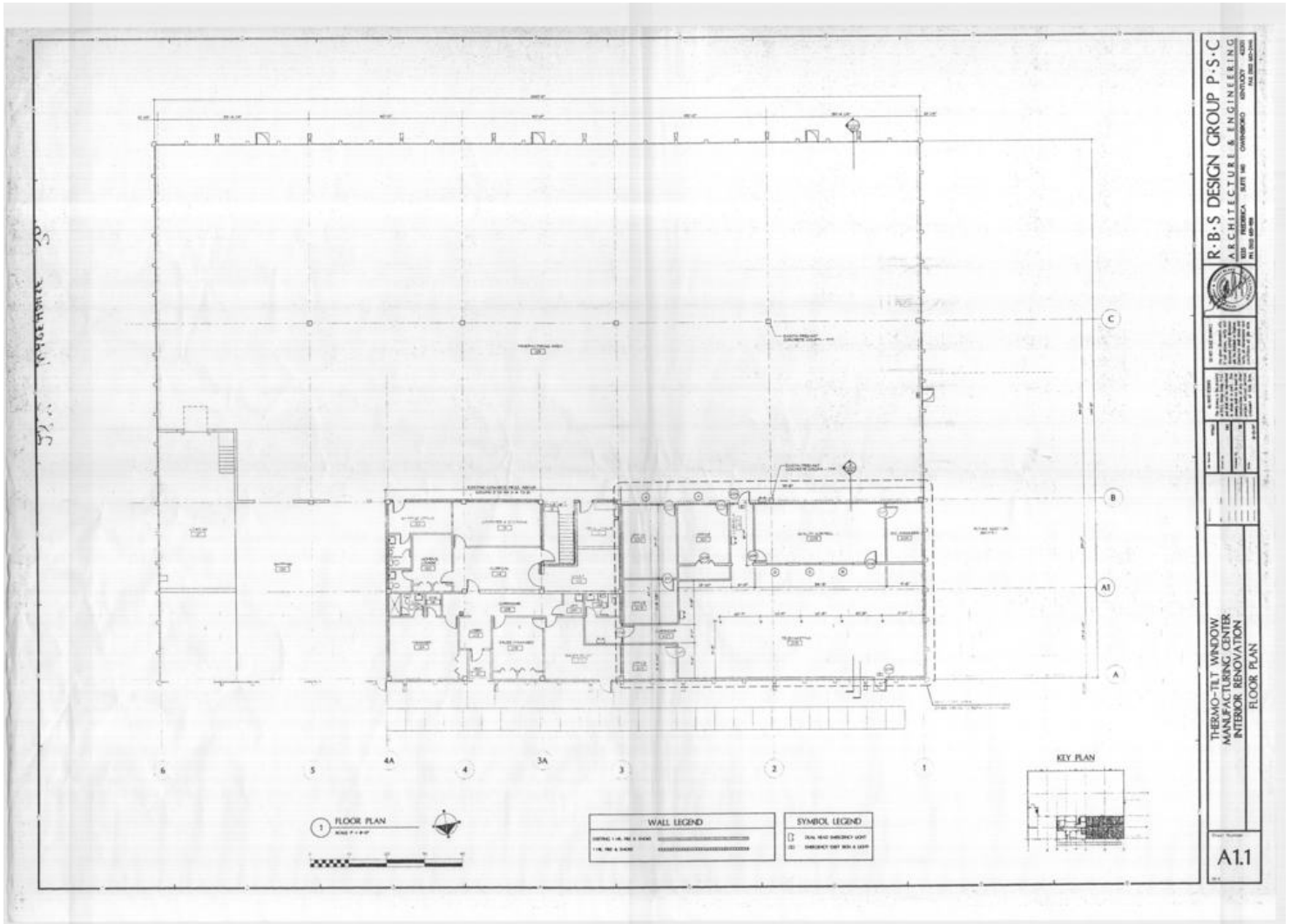
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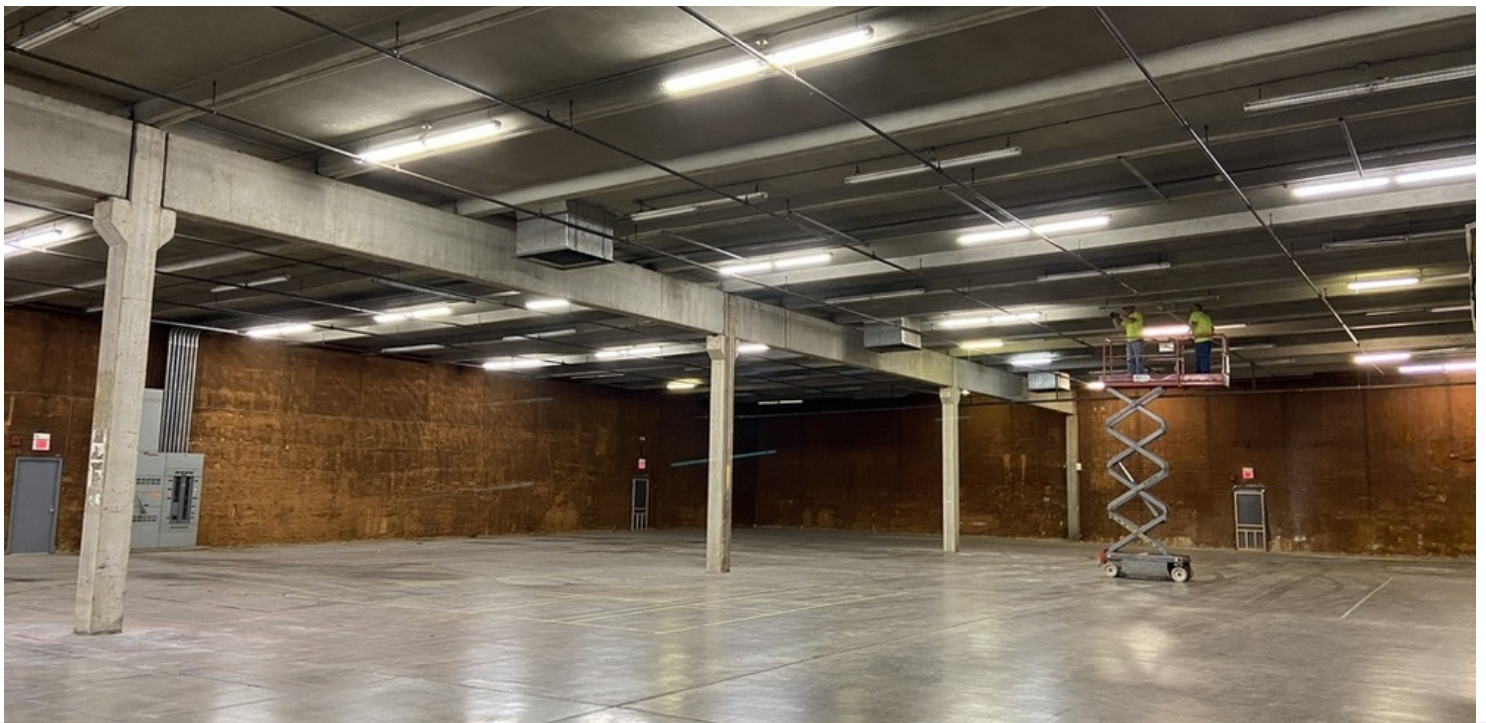
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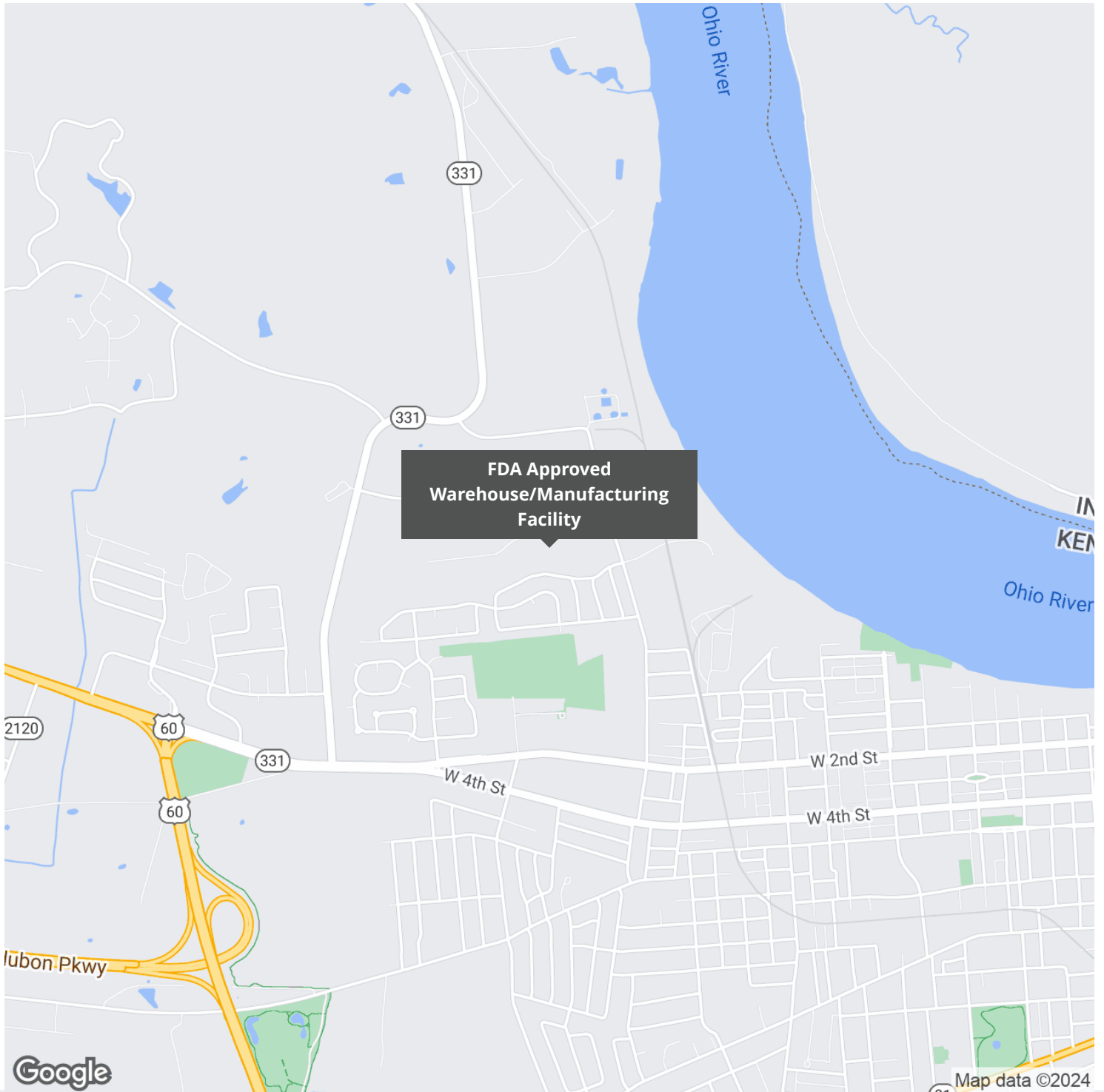
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Executive Summary

2800 Warehouse Rd
 2800 Warehouse Rd, Owensboro, Kentucky, 42301
 Drive time: 30 minute radii

Prepared by Bo Barron, CCIM
 Latitude: 37.78218
 Longitude: -87.14657

30 minutes

Population

2010 Population	120,088
2020 Population	125,611
2023 Population	126,330
2028 Population	126,631
2010-2020 Annual Rate	0.45%
2020-2023 Annual Rate	0.18%
2023-2028 Annual Rate	0.05%
2020 Male Population	48.8%
2020 Female Population	51.2%
2020 Median Age	39.6
2023 Male Population	49.3%
2023 Female Population	50.7%
2023 Median Age	41.6

In the identified area, the current year population is 126,330. In 2020, the Census count in the area was 125,611. The rate of change since 2020 was 0.18% annually. The five-year projection for the population in the area is 126,631 representing a change of 0.05% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 41.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	85.8%
2023 Black Alone	4.6%
2023 American Indian/Alaska Native Alone	0.2%
2023 Asian Alone	2.2%
2023 Pacific Islander Alone	0.1%
2023 Other Race	1.9%
2023 Two or More Races	5.3%
2023 Hispanic Origin (Any Race)	4.1%

Persons of Hispanic origin represent 4.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	73
2010 Households	47,876
2020 Households	50,123
2023 Households	50,718
2028 Households	51,220
2010-2020 Annual Rate	0.46%
2020-2023 Annual Rate	0.36%
2023-2028 Annual Rate	0.20%
2023 Average Household Size	2.44

The household count in this area has changed from 50,123 in 2020 to 50,718 in the current year, a change of 0.36% annually. The five-year projection of households is 51,220, a change of 0.20% annually from the current year total. Average household size is currently 2.44, compared to 2.45 in the year 2020. The number of families in the current year is 32,781 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income

2023 Percent of Income for Mortgage 18.2%

Median Household Income

2023 Median Household Income \$61,478

2028 Median Household Income \$71,402

2023-2028 Annual Rate 3.04%

Average Household Income

2023 Average Household Income \$84,373

2028 Average Household Income \$96,102

2023-2028 Annual Rate 2.64%

Per Capita Income

2023 Per Capita Income \$33,958

2028 Per Capita Income \$38,960

2023-2028 Annual Rate 2.79%

GINI Index

2023 Gini Index 41.4

Households by Income

Current median household income is \$61,478 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$71,402 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$84,373 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$96,102 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,958 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,960 in five years, compared to \$47,525 for all U.S. households

Housing

2023 Housing Affordability Index 134

2010 Total Housing Units 51,719

2010 Owner Occupied Housing Units 33,397

2010 Renter Occupied Housing Units 14,478

2010 Vacant Housing Units 3,843

2020 Total Housing Units 53,813

2020 Owner Occupied Housing Units 34,247

2020 Renter Occupied Housing Units 15,876

2020 Vacant Housing Units 3,609

2023 Total Housing Units 54,555

2023 Owner Occupied Housing Units 35,370

2023 Renter Occupied Housing Units 15,348

2023 Vacant Housing Units 3,837

2028 Total Housing Units 54,956

2028 Owner Occupied Housing Units 36,116

2028 Renter Occupied Housing Units 15,104

2028 Vacant Housing Units 3,736

Socioeconomic Status Index

2023 Socioeconomic Status Index 48.4

Currently, 64.8% of the 54,555 housing units in the area are owner occupied; 28.1%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 53,813 housing units in the area and 6.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.42%. Median home value in the area is \$186,617, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.47% annually to \$232,262.

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Business Summary

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Data for all businesses in area		30 minutes			
Total Businesses:		4,424			
Total Employees:		59,090			
Total Residential Population:		126,330			
Employee/Residential Population Ratio (per 100 Residents)		47			
by SIC Codes	Businesses		Employees		
	Number	Percent	Number	Percent	
Agriculture & Mining	148	3.3%	795	1.3%	
Construction	298	6.7%	3,325	5.6%	
Manufacturing	136	3.1%	5,868	9.9%	
Transportation	138	3.1%	1,703	2.9%	
Communication	32	0.7%	385	0.7%	
Utility	23	0.5%	922	1.6%	
Wholesale Trade	150	3.4%	2,255	3.8%	
Retail Trade Summary	881	19.9%	12,864	21.8%	
Home Improvement	63	1.4%	858	1.5%	
General Merchandise Stores	60	1.4%	1,865	3.2%	
Food Stores	94	2.1%	1,336	2.3%	
Auto Dealers & Gas Stations	132	3.0%	1,210	2.0%	
Apparel & Accessory Stores	33	0.7%	502	0.8%	
Furniture & Home Furnishings	53	1.2%	539	0.9%	
Eating & Drinking Places	219	5.0%	4,360	7.4%	
Miscellaneous Retail	226	5.1%	2,194	3.7%	
Finance, Insurance, Real Estate Summary	436	9.9%	3,867	6.5%	
Banks, Savings & Lending Institutions	114	2.6%	2,193	3.7%	
Securities Brokers	59	1.3%	232	0.4%	
Insurance Carriers & Agents	98	2.2%	560	0.9%	
Real Estate, Holding, Other Investment Offices	165	3.7%	882	1.5%	
Services Summary	1,660	37.5%	23,320	39.5%	
Hotels & Lodging	36	0.8%	472	0.8%	
Automotive Services	118	2.7%	583	1.0%	
Movies & Amusements	106	2.4%	730	1.2%	
Health Services	340	7.7%	7,860	13.3%	
Legal Services	75	1.7%	365	0.6%	
Education Institutions & Libraries	105	2.4%	5,027	8.5%	
Other Services	881	19.9%	8,283	14.0%	
Government	228	5.2%	3,546	6.0%	
Unclassified Establishments	295	6.7%	239	0.4%	
Totals	4,424	100.0%	59,090	100.0%	

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

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by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	60	1.4%	261	0.4%
Mining	17	0.4%	194	0.3%
Utilities	9	0.2%	341	0.6%
Construction	315	7.1%	3,616	6.1%
Manufacturing	151	3.4%	6,138	10.4%
Wholesale Trade	148	3.3%	2,242	3.8%
Retail Trade	631	14.3%	8,011	13.6%
Motor Vehicle & Parts Dealers	96	2.2%	1,017	1.7%
Furniture & Home Furnishings Stores	29	0.7%	326	0.6%
Electronics & Appliance Stores	25	0.6%	269	0.5%
Building Material & Garden Equipment & Supplies Dealers	62	1.4%	838	1.4%
Food & Beverage Stores	94	2.1%	1,341	2.3%
Health & Personal Care Stores	58	1.3%	484	0.8%
Gasoline Stations & Fuel Dealers	36	0.8%	193	0.3%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	41	0.9%	537	0.9%
Sporting Goods, Hobby, Book, & Music Stores	108	2.4%	985	1.7%
General Merchandise Stores	81	1.8%	2,020	3.4%
Transportation & Warehousing	115	2.6%	1,947	3.3%
Information	64	1.4%	822	1.4%
Finance & Insurance	282	6.4%	3,014	5.1%
Central Bank/Credit Intermediation & Related Activities	123	2.8%	2,216	3.8%
Securities & Commodity Contracts	61	1.4%	238	0.4%
Funds, Trusts & Other Financial Vehicles	98	2.2%	560	0.9%
Real Estate, Rental & Leasing	193	4.4%	978	1.7%
Professional, Scientific & Tech Services	283	6.4%	1,914	3.2%
Legal Services	80	1.8%	380	0.6%
Management of Companies & Enterprises	14	0.3%	73	0.1%
Administrative, Support & Waste Management Services	142	3.2%	1,713	2.9%
Educational Services	117	2.6%	5,014	8.5%
Health Care & Social Assistance	476	10.8%	10,461	17.7%
Arts, Entertainment & Recreation	96	2.2%	706	1.2%
Accommodation & Food Services	258	5.8%	4,862	8.2%
Accommodation	36	0.8%	472	0.8%
Food Services & Drinking Places	222	5.0%	4,390	7.4%
Other Services (except Public Administration)	531	12.0%	2,984	5.0%
Automotive Repair & Maintenance	90	2.0%	426	0.7%
Public Administration	230	5.2%	3,560	6.0%
Unclassified Establishments	295	6.7%	239	0.4%
Total	4,424	100.0%	59,090	100.0%

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Civilian Labor Force Profile

2800 Warehouse Rd
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2023 Labor Force							
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio	
16+	101,797	57,316	2,549	4.3%	58.8%	56.3%	
16-24	12,768	6,813	1,515	18.2%	65.2%	53.4%	
25-54	46,077	35,778	821	2.2%	79.4%	77.6%	
55-64	17,420	10,204	203	2.0%	59.7%	58.6%	
65+	25,531	4,521	12	0.3%	17.8%	17.7%	
Male Age 16+	49,784	30,697	1,342	4.2%	64.4%	61.7%	
Female Age 16+	52,013	26,619	1,207	4.3%	53.5%	51.2%	
Economic Dependency Ratio							
Total							118.9
Child (<16)							42.8
Working-Age (16-64)							39.8
Senior (65+)							36.2
Industry	Employed	Percent	US Percent	Location Quotient			
Total	57,316	100.0%	100.0%	-			
Agriculture/Forestry/Fishing	859	1.5%	1.1%	1.36			
Mining/Quarrying/Oil & Gas	141	0.2%	0.4%	0.50			
Construction	3,390	5.9%	7.0%	0.84			
Manufacturing	10,519	18.4%	10.0%	1.84			
Wholesale Trade	942	1.6%	1.9%	0.84			
Retail Trade	5,754	10.0%	10.4%	0.96			
Transportation/Warehousing	3,000	5.2%	5.5%	0.95			
Utilities	1,133	2.0%	0.8%	2.50			
Information	507	0.9%	1.9%	0.47			
Finance/Insurance	3,147	5.5%	5.0%	1.10			
Real Estate/Rental/Leasing	732	1.3%	1.8%	0.72			
Professional/Scientific/Tech	2,101	3.7%	8.6%	0.43			
Management of Companies	0	0.0%	0.1%	0.00			
Admin/Support/Waste Management	2,665	4.6%	4.4%	1.05			
Educational Services	4,838	8.4%	9.2%	0.91			
Health Care/Social Assistance	8,495	14.8%	13.6%	1.09			
Arts/Entertainment/Recreation	839	1.5%	2.2%	0.68			
Accommodation/Food Services	3,196	5.6%	6.7%	0.84			
Other Services (Excluding Public)	3,238	5.6%	4.7%	1.19			
Public Administration	1,818	3.2%	4.8%	0.68			

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Explore the Esri Labor Force Learn Lesson for more information on how to use and interpret the estimates in this report.

Source: Esri forecasts for 2023 and 2028.

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Occupation	Employed	Percent	US Percent	Location Quotient
Total	57,316	100.0%	100.0%	-
White Collar	30,695	53.6%	62.3%	0.86
Management	5,315	9.3%	12.0%	0.78
Business/Financial	2,176	3.8%	5.9%	0.64
Computer/Mathematical	761	1.3%	4.0%	0.33
Architecture/Engineering	915	1.6%	2.4%	0.67
Life/Physical/Social Sciences	387	0.7%	1.3%	0.54
Community/Social Service	1,424	2.5%	1.9%	1.32
Legal	717	1.3%	1.2%	1.08
Education/Training/Library	3,108	5.4%	6.2%	0.87
Arts/Design/Entertainment	839	1.5%	2.2%	0.68
Healthcare Practitioner	3,761	6.6%	6.2%	1.06
Sales and Sales Related	4,381	7.6%	8.6%	0.88
Office/Administrative Support	6,911	12.1%	10.4%	1.16
Blue Collar	18,023	31.4%	21.5%	1.46
Farming/Fishing/Forestry	219	0.4%	0.5%	0.80
Construction/Extraction	2,744	4.8%	5.0%	0.96
Installation/Maintenance/Repair	1,747	3.0%	2.9%	1.03
Production	7,361	12.8%	5.4%	2.37
Transportation/Material Moving	5,952	10.4%	7.8%	1.33
Services	8,598	15.0%	16.2%	0.93
Healthcare Support	1,811	3.2%	3.1%	1.03
Protective Service	738	1.3%	2.1%	0.62
Food Preparation/Serving	2,688	4.7%	5.2%	0.90
Building Maintenance	1,805	3.1%	3.3%	0.94
Personal Care/Service	1,556	2.7%	2.5%	1.08

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