

**FOR LEASE**

# NEW CONSTRUCTION INDUSTRIAL WAREHOUSE

**12,000 SF • BUILT IN 2025**



**4050 DOWNWIND DRIVE**  
**OWENSBORO, KENTUCKY**

**\$8.00**  
**PSF • NNN**

- ✓ **DIVISIBLE INTO TWO 6,000 SF UNITS**
- ✓ **2 LOADING DOCKS + 2 DRIVE-IN DOORS**
- ✓ **UTILITIES & COMMUNICATIONS IN PLACE**
- ✓ **PRIME EAST SIDE INDUSTRIAL LOCATION**

Ideal for distribution, warehousing, light manufacturing or contractor operations. Preferred 5-year lease.



**Randy Hayden, Broker**  
**270-316-8831**  
CHANGE OF PLACE REAL ESTATE