



Industrial Sublease Space

204 & 206 Production Drive
 Elizabethtown, Kentucky 42701

Spaces

Rate

Size

Building 204	\$5.75 SF/yr	21,000 SF
Building 206	\$5.75 SF/yr	12,000 SF

Property Highlights

- Located within the Lincoln Parkway Industrial Center
- Building 204: +/-21,000 SF with +/-2,600 SF office/showroom space
- Building 206: +/-12,000 SF (portion of building); 14' - 18' ceiling height
- Close proximity to the Western Kentucky Parkway and I-65 intersection
- Traffic count of 52,255 VPD on I-65 and 33,966 VPD on Western KY Parkway near the site
- Elizabethtown has access to three major highways: I-65, Bluegrass Parkway and the Western KY Parkway
- +/-12 minute drive to the BlueOval SK Battery Park that manufactures lithium-ion cells, battery energy storage system modules and 20' modular data center containers
- +/-15 minute drive to TJ Patterson Industrial Park, a 542 AC industrial park and one of the world's largest airport cargo hubs
- Tenant is responsible for lawn care, snow removal, etc.
- Taxes and insurance estimated at \$0.50 PSF

For More Information

Bruce Isaac, SIOR, CCIM

Senior Vice President

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Location Information

Street Address	204 & 206 Production Drive
City, State, Zip	Elizabethtown, KY 42701
County	Hardin County

Building 204

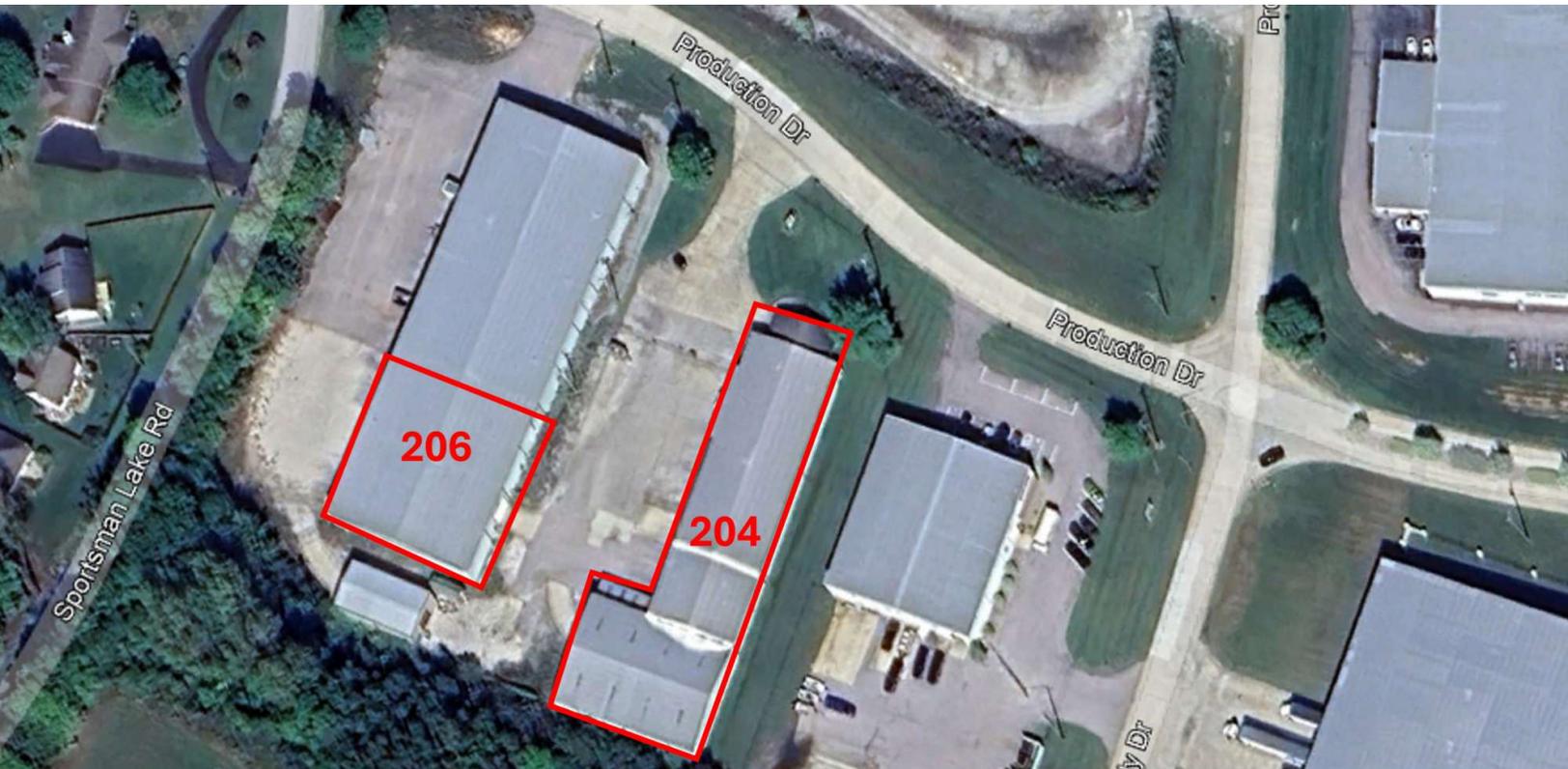
Available	21,000 SF
Office/Showroom	2,600 SF
Lease Expiration	6/13/2031
Ceiling Height	14-18 ft
Dock Doors	Two (8'x8'); One (8'x10')
Drive-In Doors	Two (12'x12'); One (10'x16')
Warehouse	One exhaust fan/vent
Power Description	200 amp/240 volt

Property Information

Property Type	Industrial/Warehouse/Distribution
Lot Size	4.2 Acres
Taxes/Insurance	\$0.50 PSF

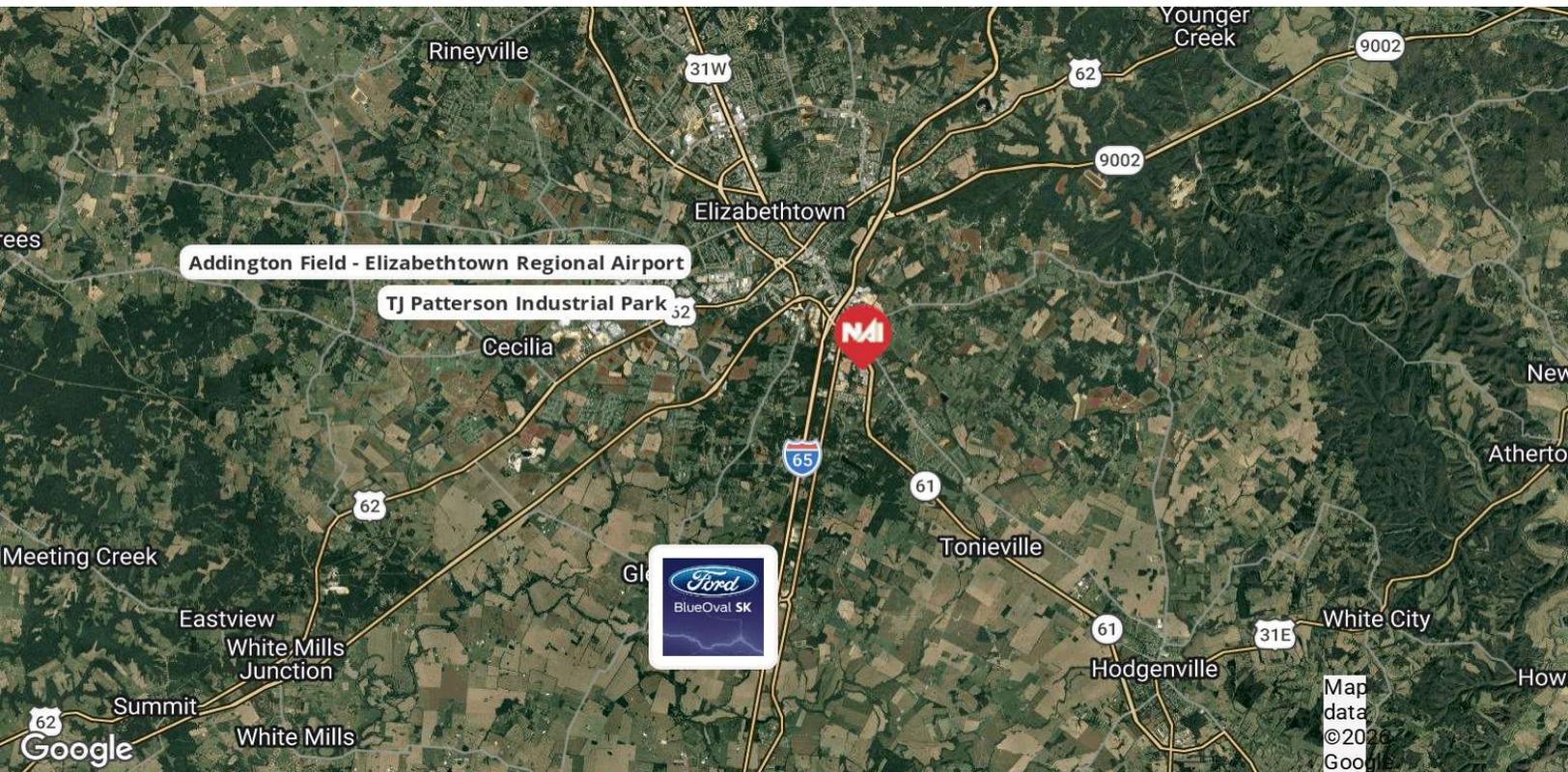
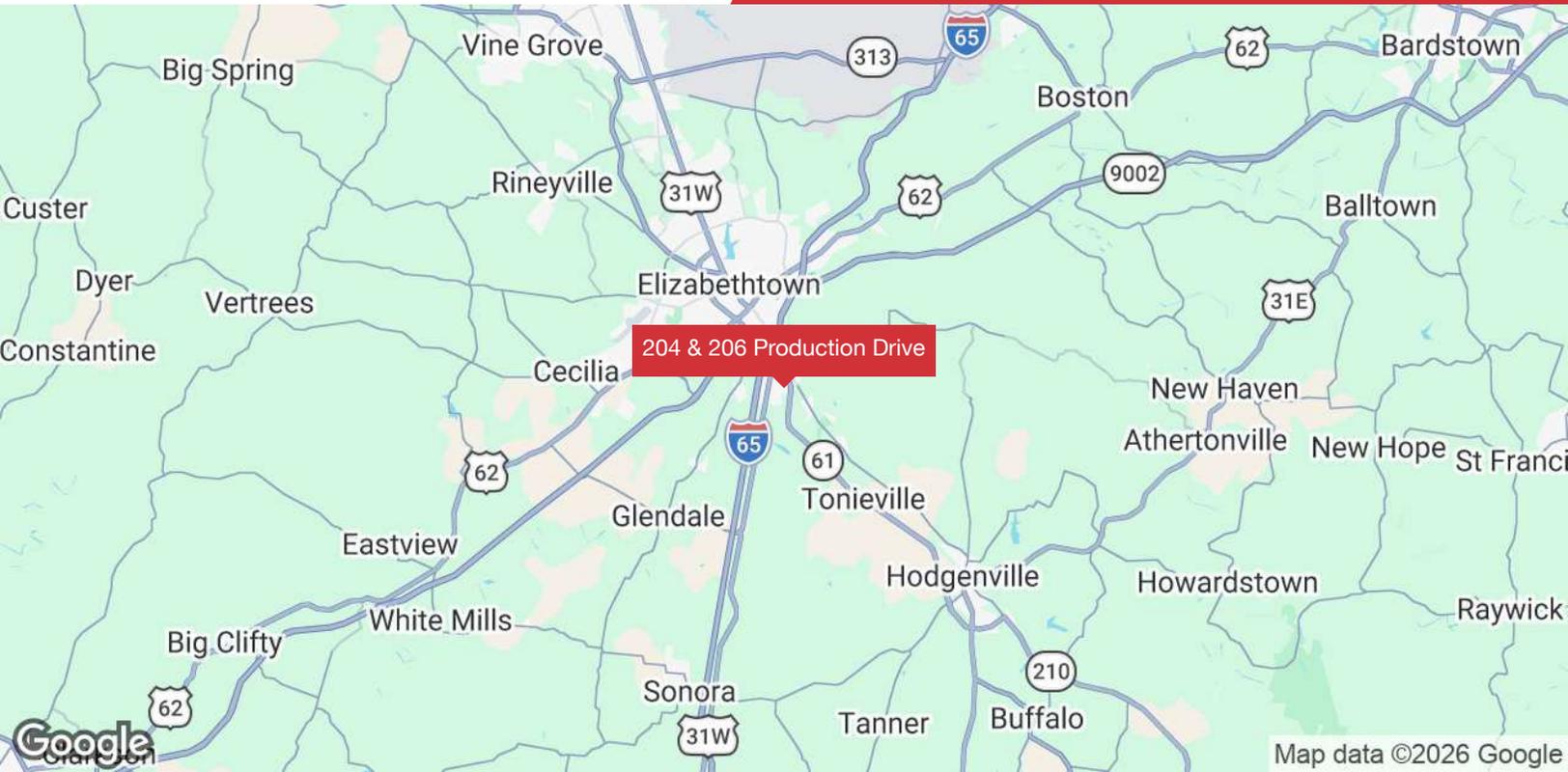
Building 206

Available	12,000 SF
Lease Expiration	6/13/2031
Dock Doors	Four (8'x10')
Drive-In Doors	One (16'x12')
Warehouse	Sprinklered
Power Description	200 amp/240 volt



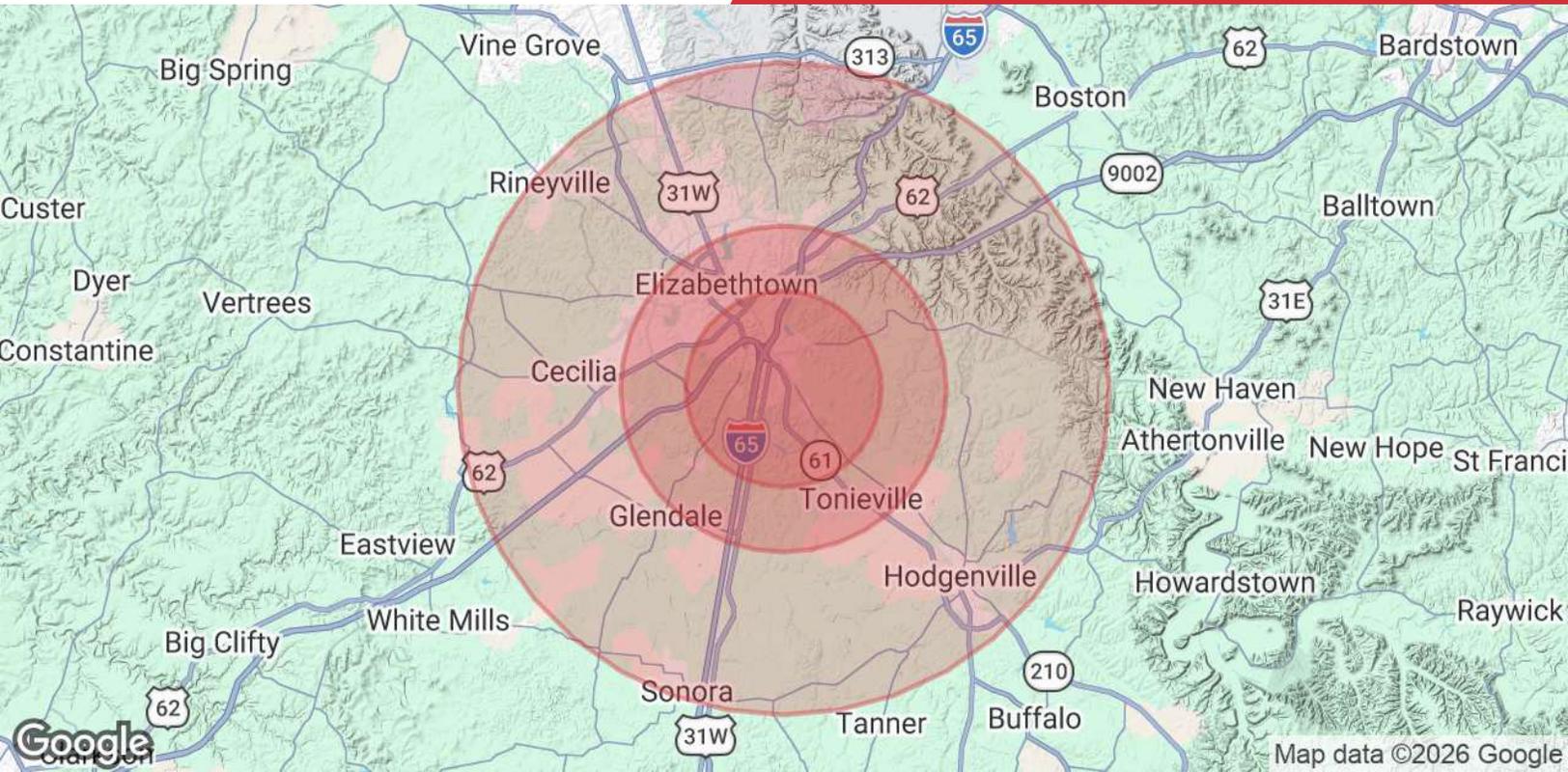






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Population	3 Miles	5 Miles	10 Miles
Total Population	12,666	35,360	69,665
Average Age	38	40	41
Average Age (Male)	37	38	39
Average Age (Female)	39	41	42
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	4,729	14,252	27,909
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$87,351	\$85,933	\$92,961
Average House Value	\$256,552	\$291,556	\$305,003

Demographics data derived from AlphaMap