

## INDUSTRIAL PROPERTY FOR LEASE

# 125 KELLY COURT

Bowling Green, KY 42101



### PROPERTY DESCRIPTION

4,800 SF flex building consisting of approximately 1,400 SF of office space and 3,400 SF of warehouse/manufacturing space. 3 Phase 120/208 power. Exterior covered dock. Located in close proximity to I-65 and the Kentucky Transpark

### PROPERTY HIGHLIGHTS

- 1 Acre
- 4,800 SF Office/Warehouse
- 3 - Drive in Doors
- 1- Dock
- Exterior Truck Scale
- Zoned Heavy Industrial

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	4,800 SF
Lot Size:	1 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

### Alex Nottmeier

Broker

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### Eric St. John, CCIM

Senior Commercial Real Estate Advisor

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

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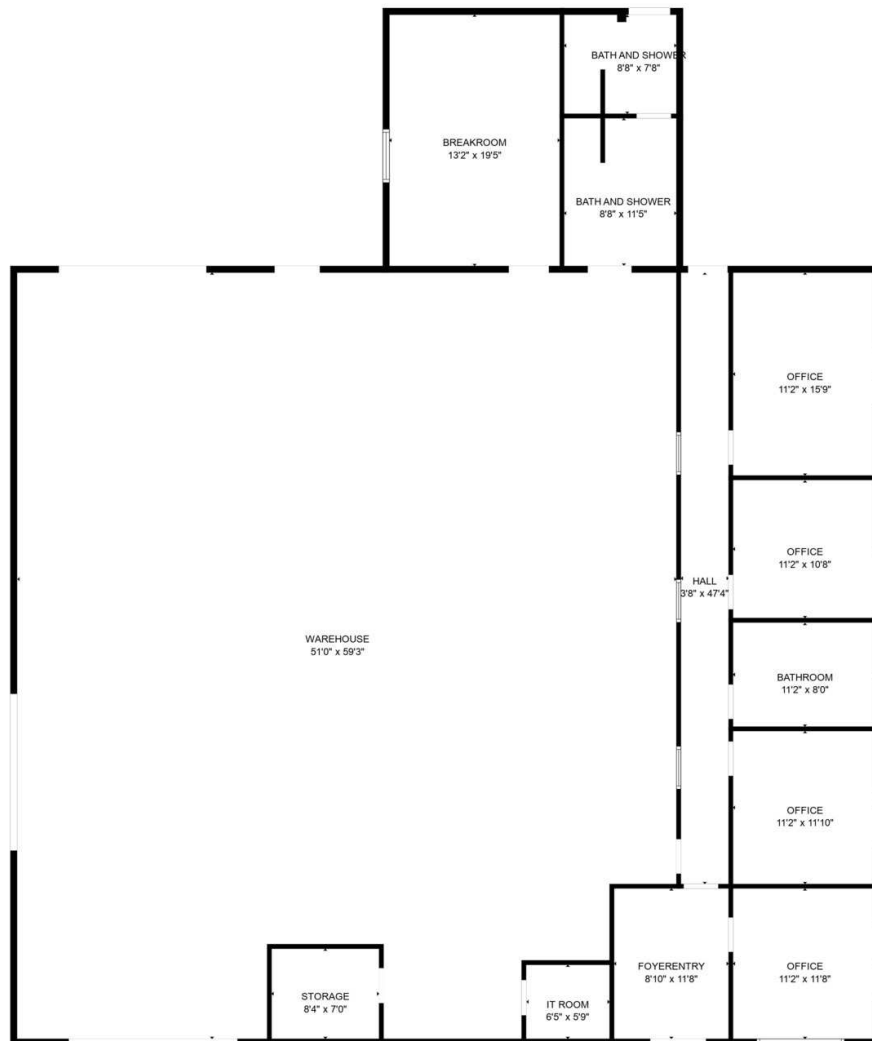
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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