



## Renovated Industrial Facility

87 Carpenter Drive

Annville, Kentucky 40402

### Property Highlights

- Newly renovated industrial facility located in the Jackson County Regional Industrial Park
- +/-7,638 SF warehouse and +/-2,497 SF office
- 16-18' ceilings throughout the warehouse
- Built in 2005; Renovated in 2024
- 1 drive-in door (12' height)
- 3-Phase electric, 2400 volts/1200 amps
- Located just +/-20 minutes to London and Booneville and +/-25 minutes to I-75

### Offering Summary

<b>Sale Price:</b>	\$1,200,000
<b>Building Size:</b>	10,135 SF
<b>Lot Size:</b>	1.8 Acres

### For More Information



**Max Darby**

Associate

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Commercial Real Estate Services, Worldwide.

For Sale

10,135 SF | \$1,200,000

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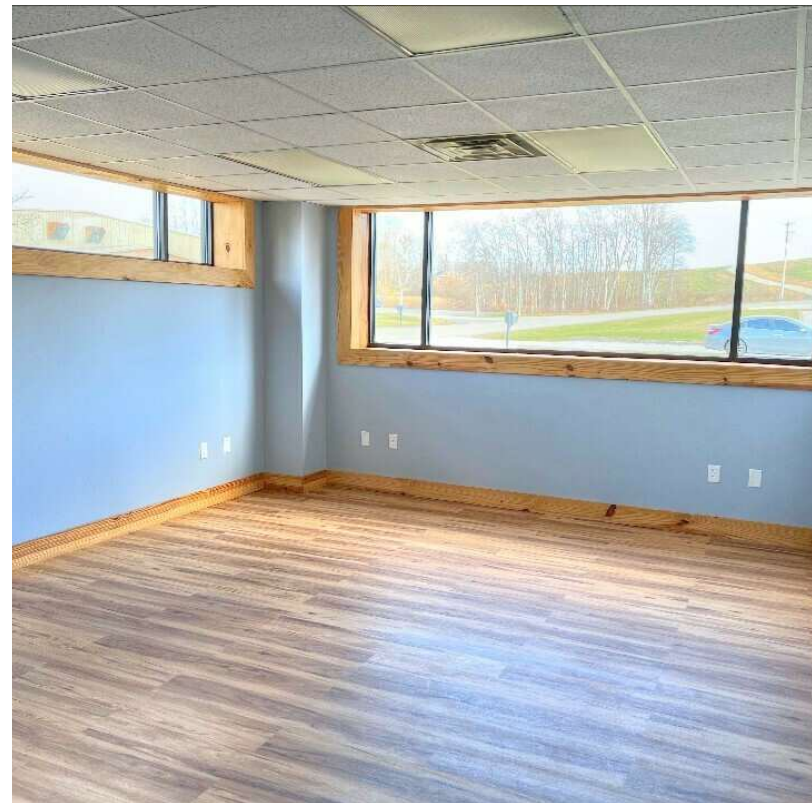
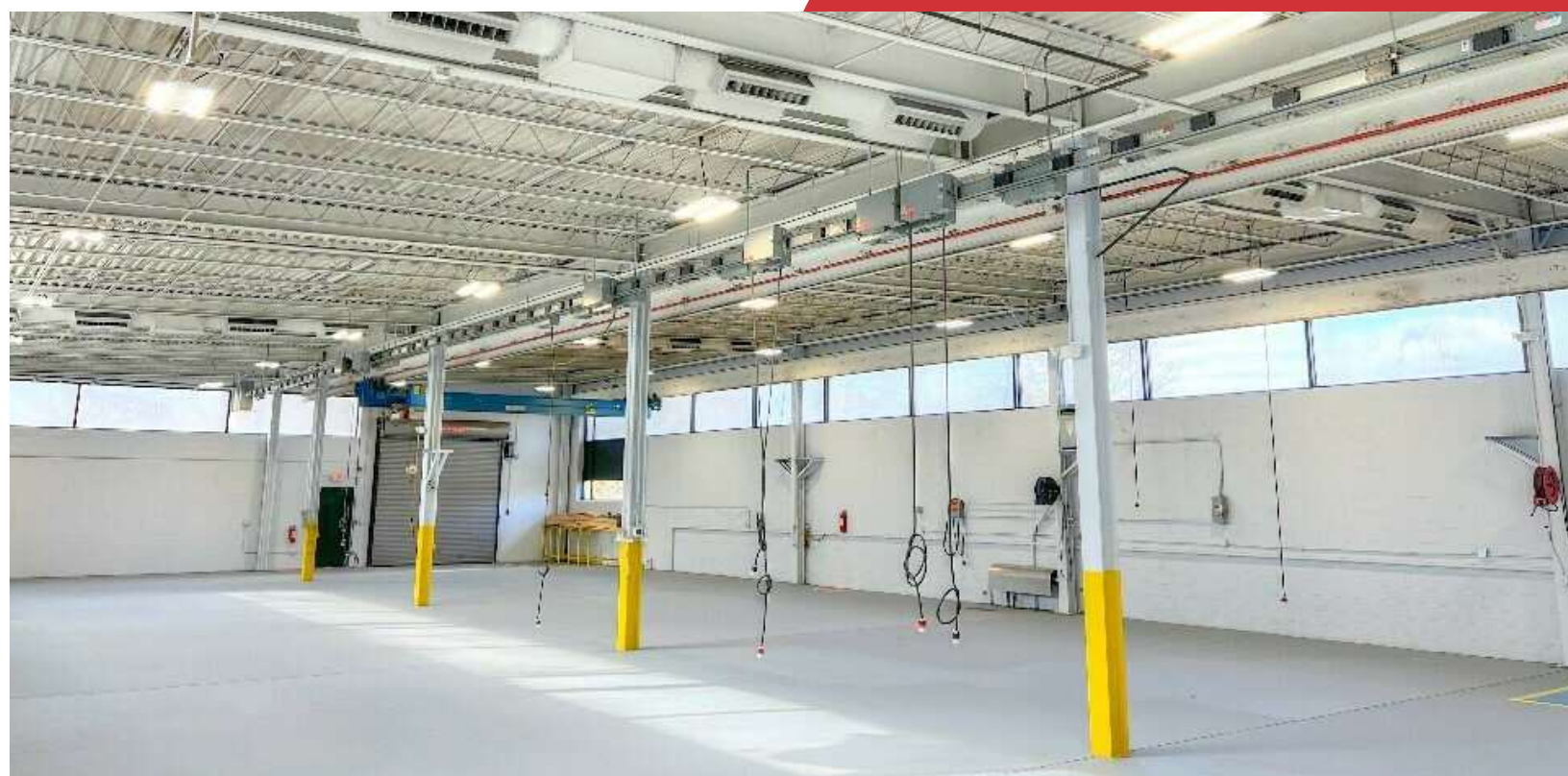


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### Location Information

<b>Building Name</b>	Renovated Industrial Facility
<b>Street Address</b>	87 Carpenter Drive
<b>City, State, Zip</b>	Annville, KY 40402
<b>County</b>	Jackson County

### Building Information

<b>Building Size</b>	10,135 SF
<b>Roof</b>	Flat/Composition Rubber
<b>Drive-In Door</b>	One
<b>Year Built/Renovated</b>	2005/2024
<b>Power</b>	3-Phase / 2400 volts

### Property Information

<b>Property Type</b>	Industrial
<b>Property Subtype</b>	Manufacturing
<b>Lot Size</b>	+/-1.8 Acres
<b>APN #</b>	71-26F

### Mechanical Information

<b>Crane</b>	5-ton overhead adjustable
<b>Cable</b>	Fiber Optic
<b>Power</b>	Pow-R-Way III Busway fusible switch

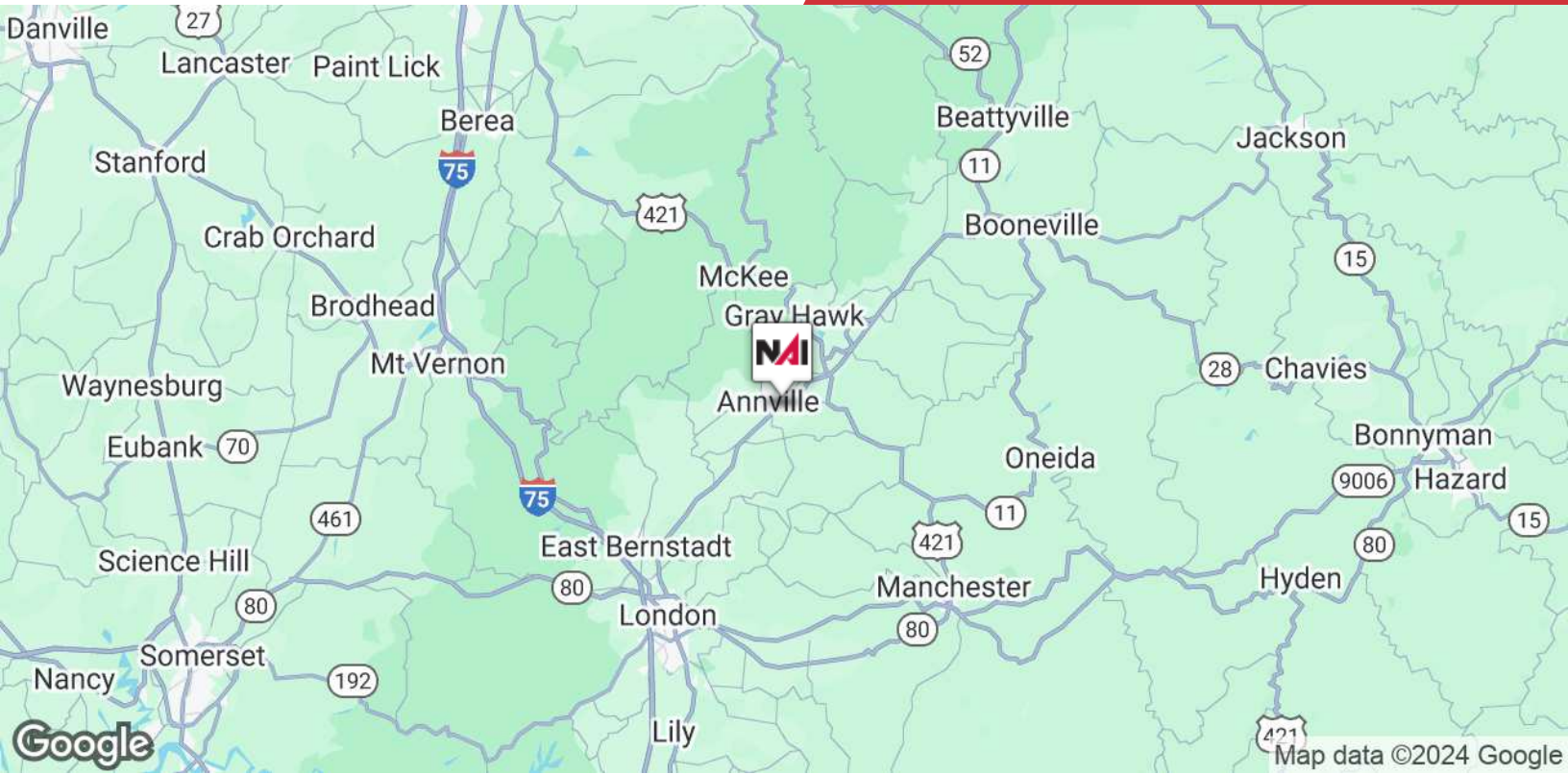




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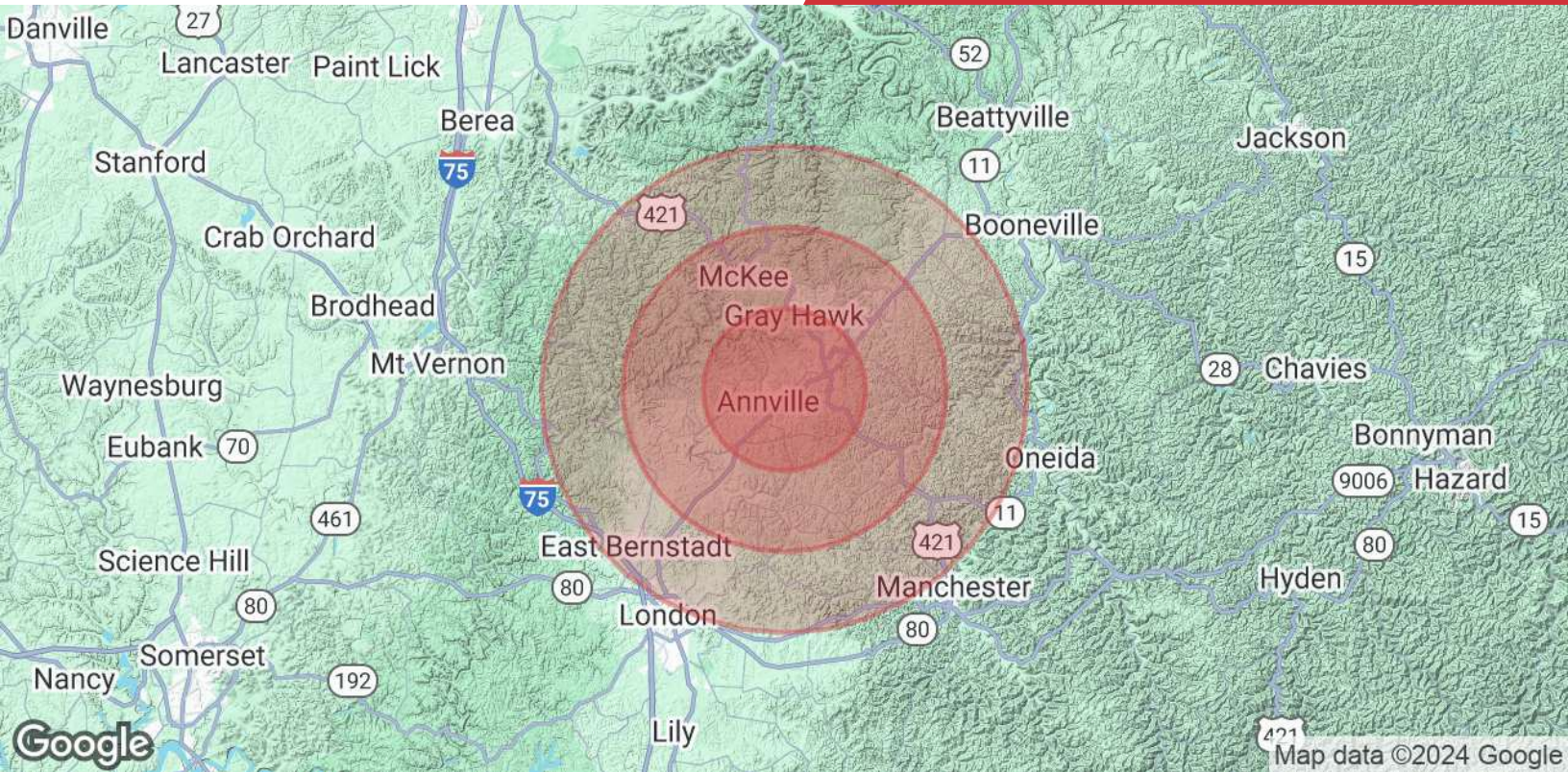
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	5 Miles	10 Miles	15 Miles
<b>Population</b>			
Total Population	5,320	15,238	38,892
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
<b>Households &amp; Income</b>			
Total Households	2,051	5,936	14,913
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$59,900	\$58,225	\$59,663
Average House Value	\$109,394	\$130,355	\$145,030

Demographics data derived from 2024 STDB