

LAND FOR SALE

BLACK OAK INDUSTRIAL PARK

New Porter Pike Road, Bowling Green, KY 42101



Black Oak
Industrial
Park

PROPERTY DESCRIPTION

New Industrial Development in the fast growing northeast Warren County, just outside Bowling Green, KY. This development will feature small industrial lots with maximized useable area. All drainage is designed to flow off the lots to dedicated retention areas.

Lots range from .43 to 1.91 Ac. Porter pike provides access to I-65, the KY Transpark, Warren County and and the city of Bowling Green. Located on New Porter Pike, to the North, prior to reaching Corvette Drive.

LOCATION DESCRIPTION

Bowling Green, KY. Northwest Warren County. Located just off the north side of New Porter Pike prior to reaching Corvette Drive. Easy access to I-65 via exit 28. Located in close proximity to General Motors Corvette Assembly, Holley's new corporate headquarters and Fruit of the Loom's North Campus.

PROPERTY HIGHLIGHTS

- 13.53 Ac.
- Zoned Light Industrial
- Utility Served Lots
- Offsite Drainage Areas
- Protective Covenants
- Curbed and Guttered Streets
- Frontage Lots on New Porter Pike
- Close Proximity to I-65

OFFERING SUMMARY

| | |
|-------------|-----------------------|
| Sale Price: | \$225,000 - \$500,000 |
| Lot Size: | 13.21 Acres |

Eric St. John, CCIM

Senior Commercial Real Estate Advisor
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Neal Turner Realty
Commercial and Industrial Brokerage

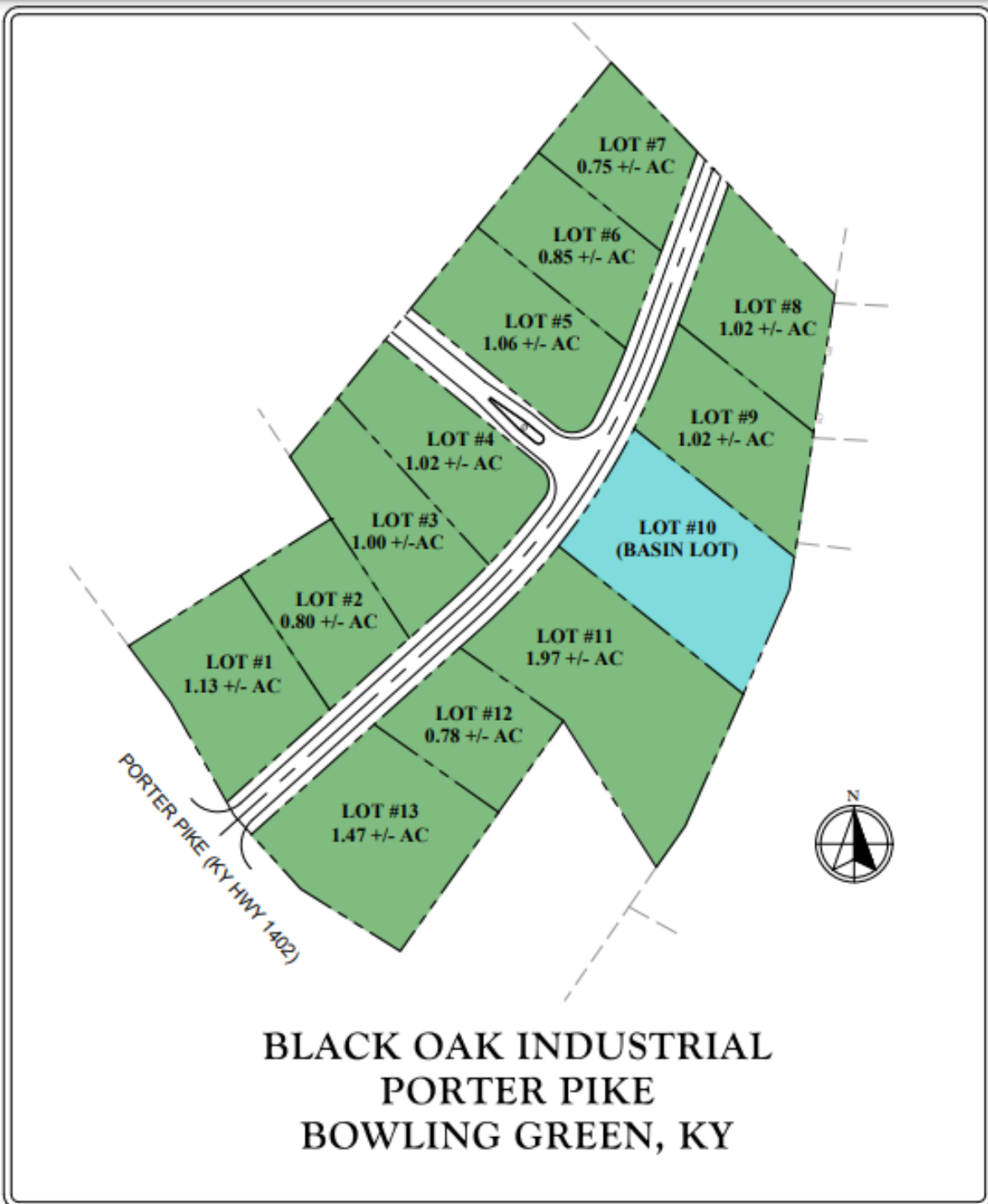
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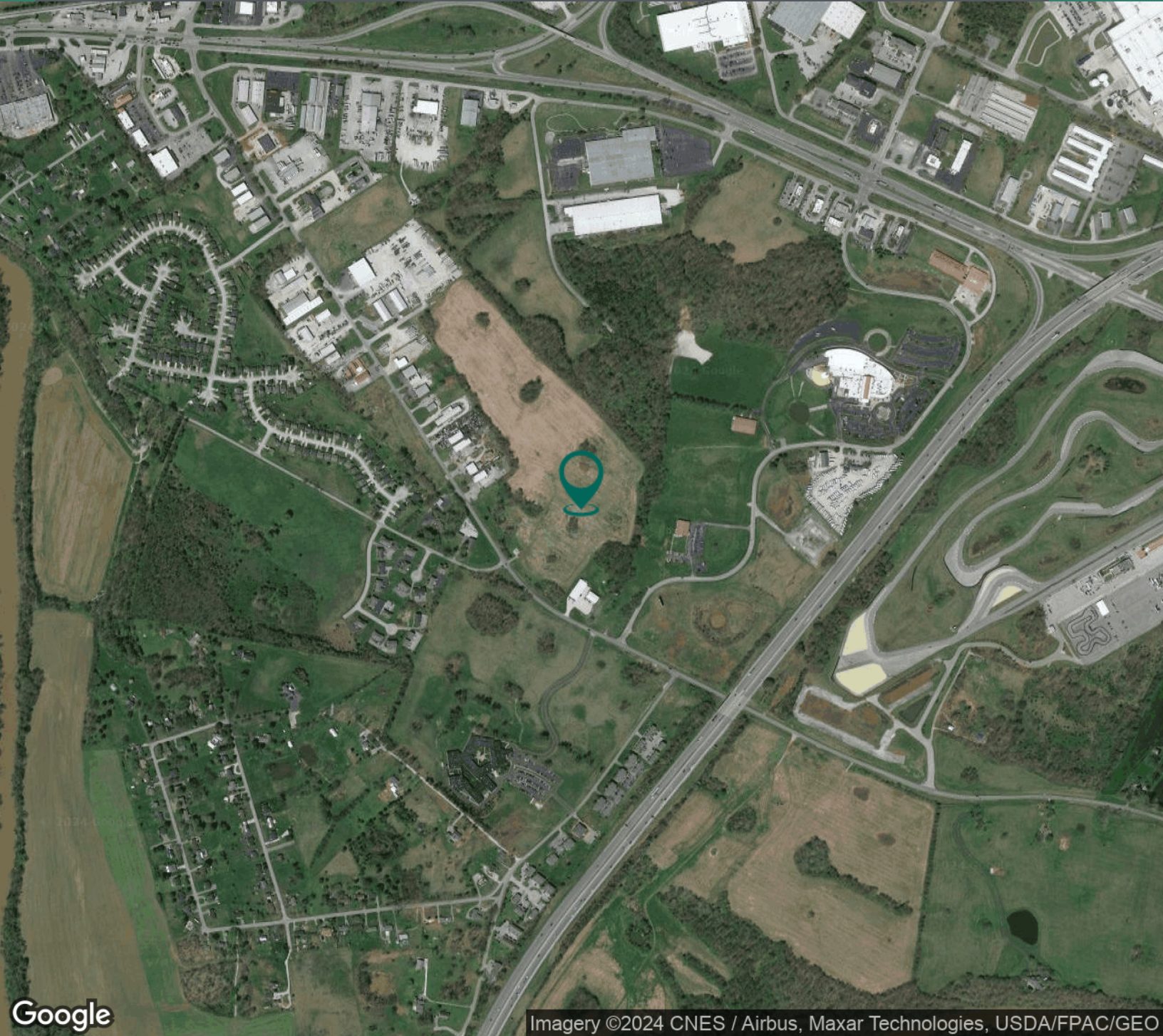
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LOCATION INFORMATION

| | |
|------------------|-------------------------|
| Building Name | Black Oak Industrial |
| Street Address | New Porter Pike Road |
| City, State, Zip | Bowling Green, KY 42101 |
| County | Warren |
| Market | North Warren County |
| Sub-market | New Porter Pike |

BUILDING INFORMATION

| | |
|----------------|------------------|
| Number of Lots | 13 |
| Best Use | Light Industrial |

PROPERTY INFORMATION

| | |
|------------------|--|
| Property Type | Land |
| Property Subtype | Industrial |
| Zoning | Light Industrial |
| Lot Size | 13.21 Acres |
| Amenities | Curbed and Guttered Streets All Utilities at the Site. Protective C&R's Off Site Drainage Area Outside Storage Permitted |
| Power | Yes |

UTILITIES & AMENITIES

| | |
|---------------|-----|
| Gas / Propane | Yes |
| Water | Yes |
| Sewer | Yes |



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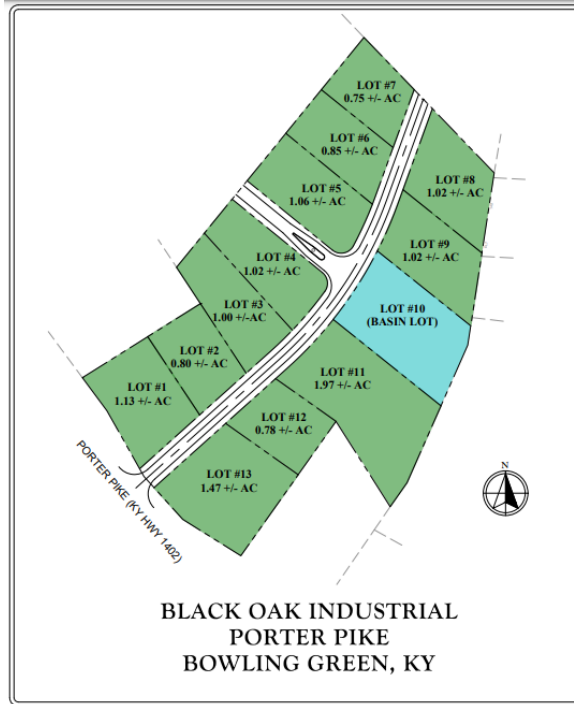
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| STATUS | LOT # | ADDRESS | SIZE | PRICE | ZONING |
|-----------|-------|--------------------------------------|------------|-----------|------------------|
| Available | 1 | New Porter Pike | 1.14 Acres | \$330,000 | Light Industrial |
| Available | 2 | Black Oak Industrial off Porter Pike | 0.81 Acres | \$250,000 | Light Industrial |
| Pending | 3 | Black Oak Industrial off Porter Pike | 1 Acres | \$285,000 | Light Industrial |
| Pending | 4 | Black Oak Industrial off Porter Pike | 1.03 Acres | \$295,000 | Light Industrial |
| Available | 5 | Black Oak Industrial off Porter Pike | 1.07 Acres | \$325,000 | Light Industrial |
| Available | 6 | Black Oak Industrial off Porter Pike | 0.85 Acres | \$265,000 | Light Industrial |
| Available | 7 | Black Oak Industrial off Porter Pike | 0.75 Acres | \$225,000 | Light Industrial |
| Available | 8 | Black Oak Industrial off Porter Pike | 1.03 Acres | \$275,000 | Light Industrial |
| Available | 9 | Black Oak Industrial off Porter Pike | 1.18 Acres | \$300,000 | Light Industrial |
| Available | 10 | Black Oak Industrial off Porter Pike | 1.35 Acres | N/A | NA |
| Available | 11 | Black Oak Industrial off Porter Pike | 1.97 Acres | \$500,000 | Light Industrial |
| Available | 12 | Black Oak Industrial off Porter Pike | 0.78 Acres | \$250,000 | Light Industrial |
| Available | 13 | New Porter Pike | 1.48 Acres | \$400,000 | Light Industrial |

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