

431 Breckenridge St

OWENSBORO, KY

Prime Industrial Warehouse Opportunity | Price: \$855,000 USD (\$50 USD/SF)
Building Size: 17,000+ SF | Lot Size: 0.51 acres | Clear Ceiling Height: 14 FT

- Spacious 17,000+ SF warehouse in a controlled environment
- Recently upgraded and in excellent condition
- Prime downtown Owensboro location
- Multiple overhead doors for easy access
- New LED lighting throughout
- Natural gas heating recently installed
- Two office areas with cooling systems
- Versatile industrial space suitable for various business needs

Proximity to major brands and industries: Cargill / Owensboro Grain
Sazerac | The Glenmore Distillery



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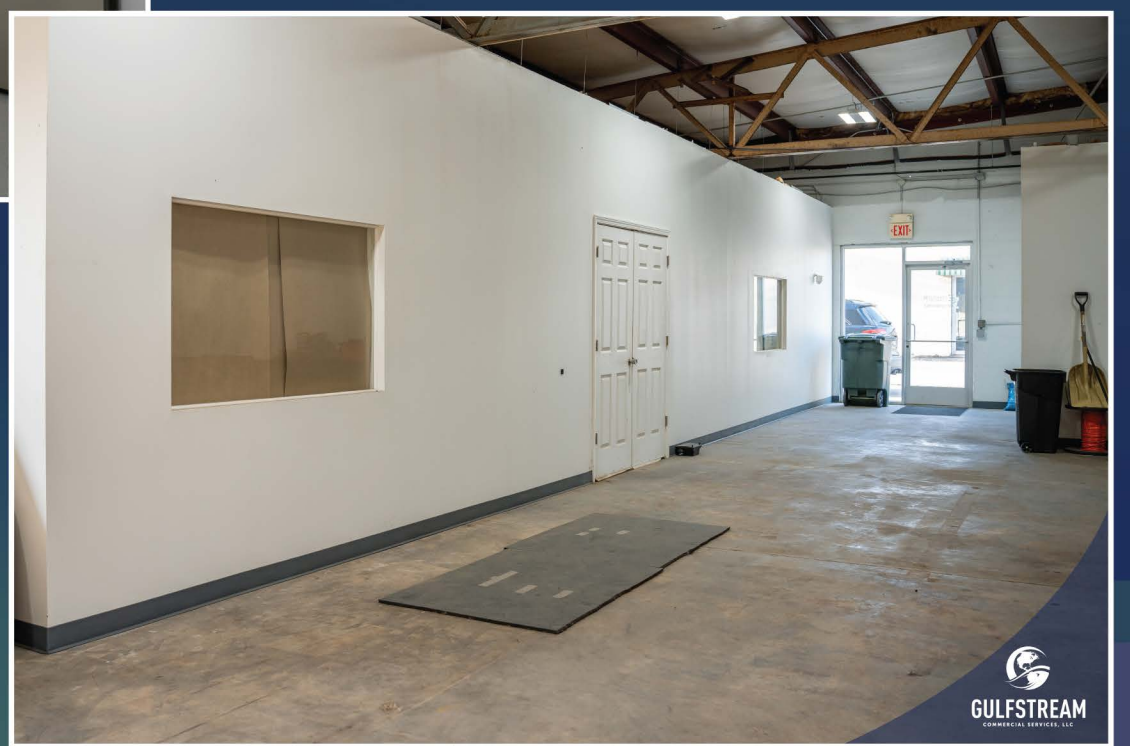
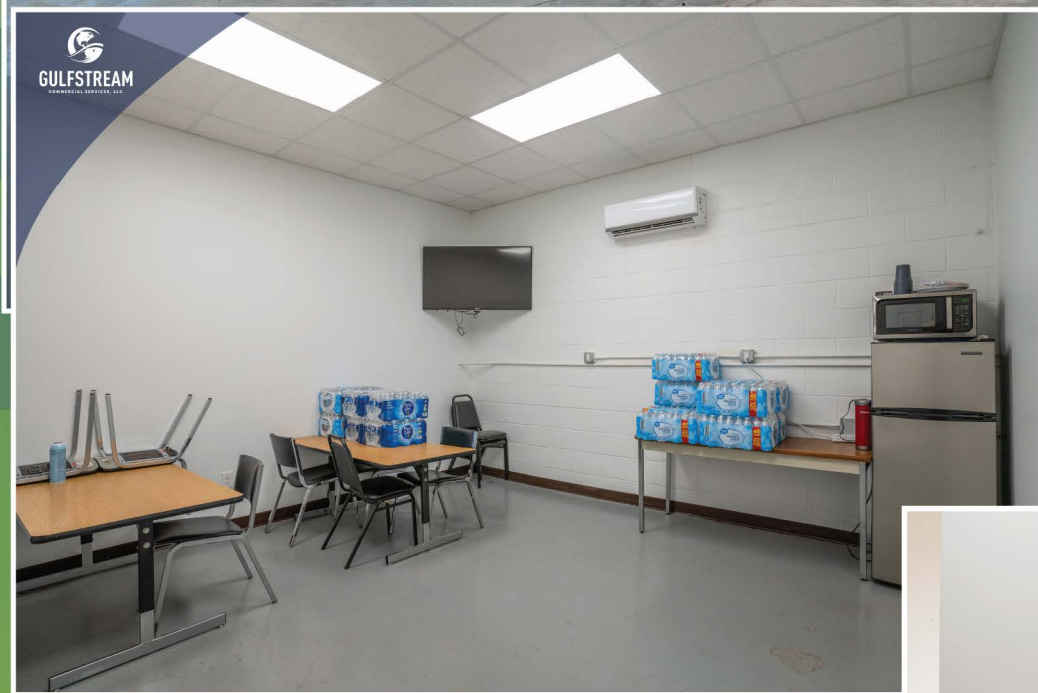
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**CRE Brokerage, Management, Development,
and Investment Partners from the ground up.**





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