

INDUSTRIAL PROPERTY FOR LEASE

262 MITCH MCCONNELL WAY

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Single tenant stand-alone side load warehouse distribution facility located in South Central Kentucky Industrial Park in Bowling Green, KY. Pre-engineered steel construction with split face block.

PROPERTY HIGHLIGHTS

- Warehouse Distribution Facility
- 10 trailer parks
- 13 dock doors with levelers and shelters
- 2 drive in doors
- 3 Phase Power
- 30' Eave Height

OFFERING SUMMARY

Lease Rate:	\$4.95 SF/yr (NNN)
Available SF:	103,080 SF
Lot Size:	11.62 Acres
Building Size:	103,080 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	547	2,541	7,543
Total Population	1,734	6,911	18,175
Average HH Income	\$102,467	\$90,776	\$73,834

Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

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Neal Turner Realty
Commercial and Industrial Brokerage

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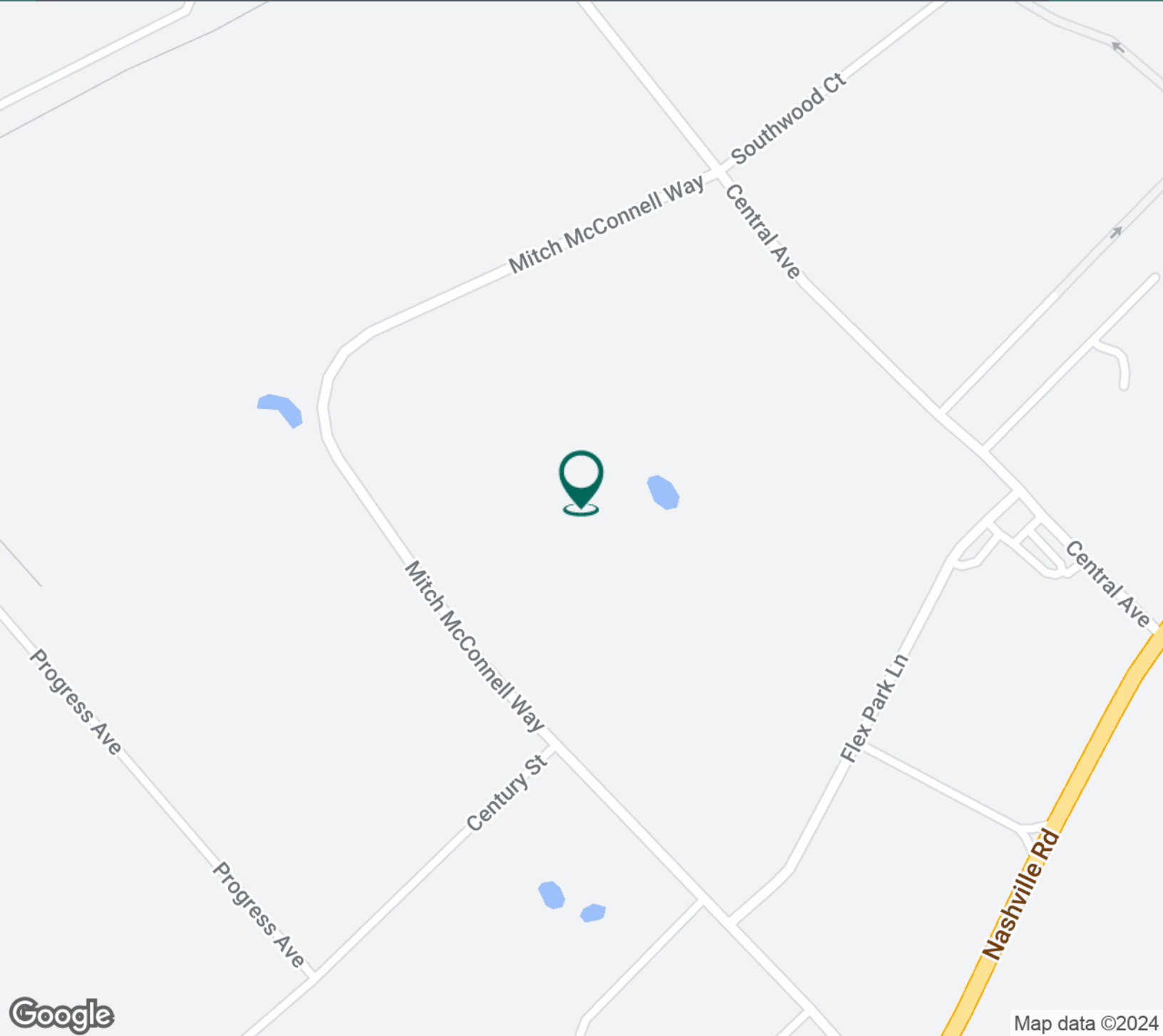
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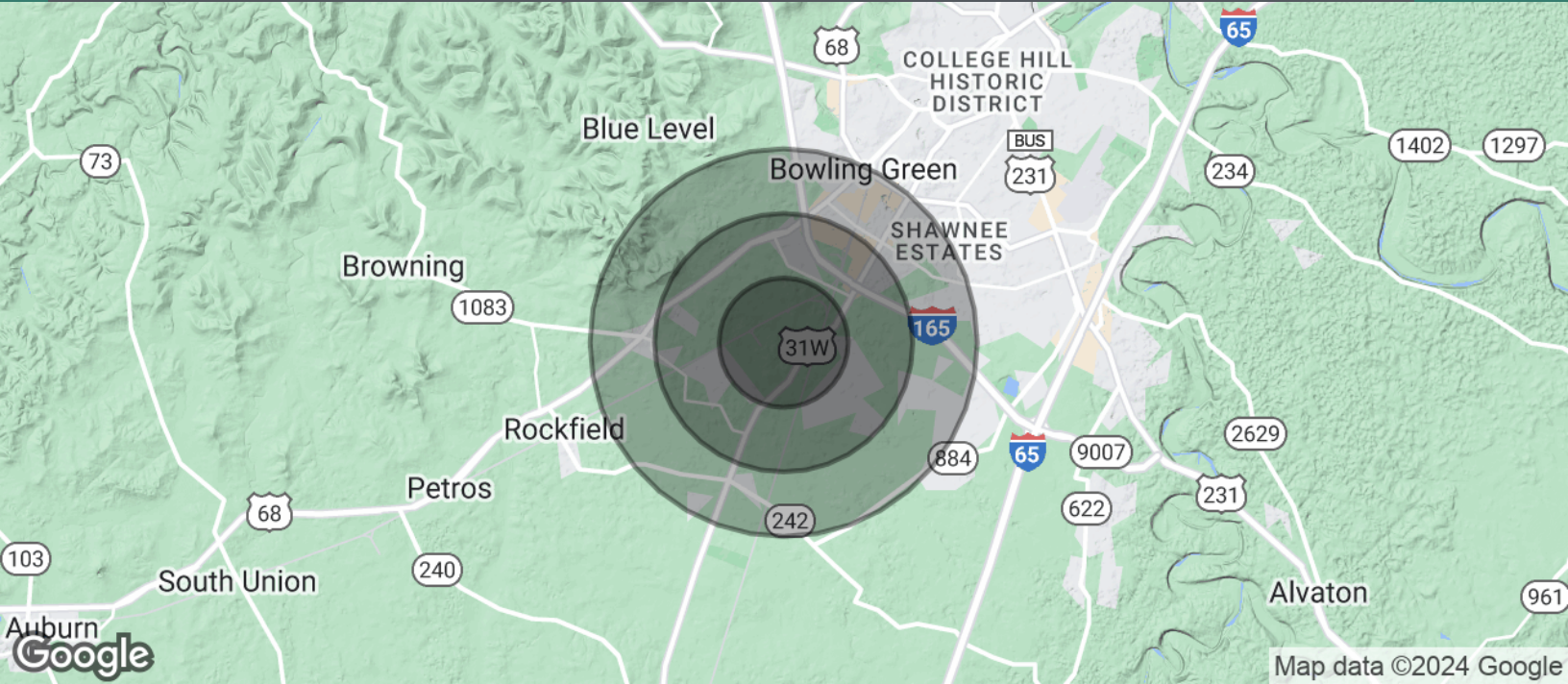
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,734	6,911	18,175
Average Age	31.3	33.9	34.6
Average Age (Male)	27.0	30.7	32.4
Average Age (Female)	36.4	37.8	37.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	547	2,541	7,543
# of Persons per HH	3.2	2.7	2.4
Average HH Income	\$102,467	\$90,776	\$73,834
Average House Value	\$246,204	\$220,740	\$194,051

2020 American Community Survey (ACS)

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