460,000 SQUARE FOOT DISTRIBUTION FACILITY

Prosperity Road and Production Drive , Bowling Green, KY 42101

PROPERTY DESCRIPTION

Up to 460,000 SF of warehouse/distribution and strategically located in the Transpark. Construction to be completed in 2024. 125 trailer parks and 365 car parks.

PROPERTY HIGHLIGHTS

- 36' Eave Height
- 110 Dock Doors and 4 Drive-in Doors
- Ability to Subdivide
- Located in the Transpark
- Located between Ball Corporation and Crown, Cork & Seal, Envision and Tyson
- Approximately 3 Miles to I-65 Via Exit 31
- Hardwall Construction

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	230,000 - 460,000 SF
Lot Size:	35.44 Acres
Building Size:	460,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	92	2,610	16,096
Total Population	241	6,703	40,468
	$51,114	$48,723	$66,219

Alex Nottmeier
Broker
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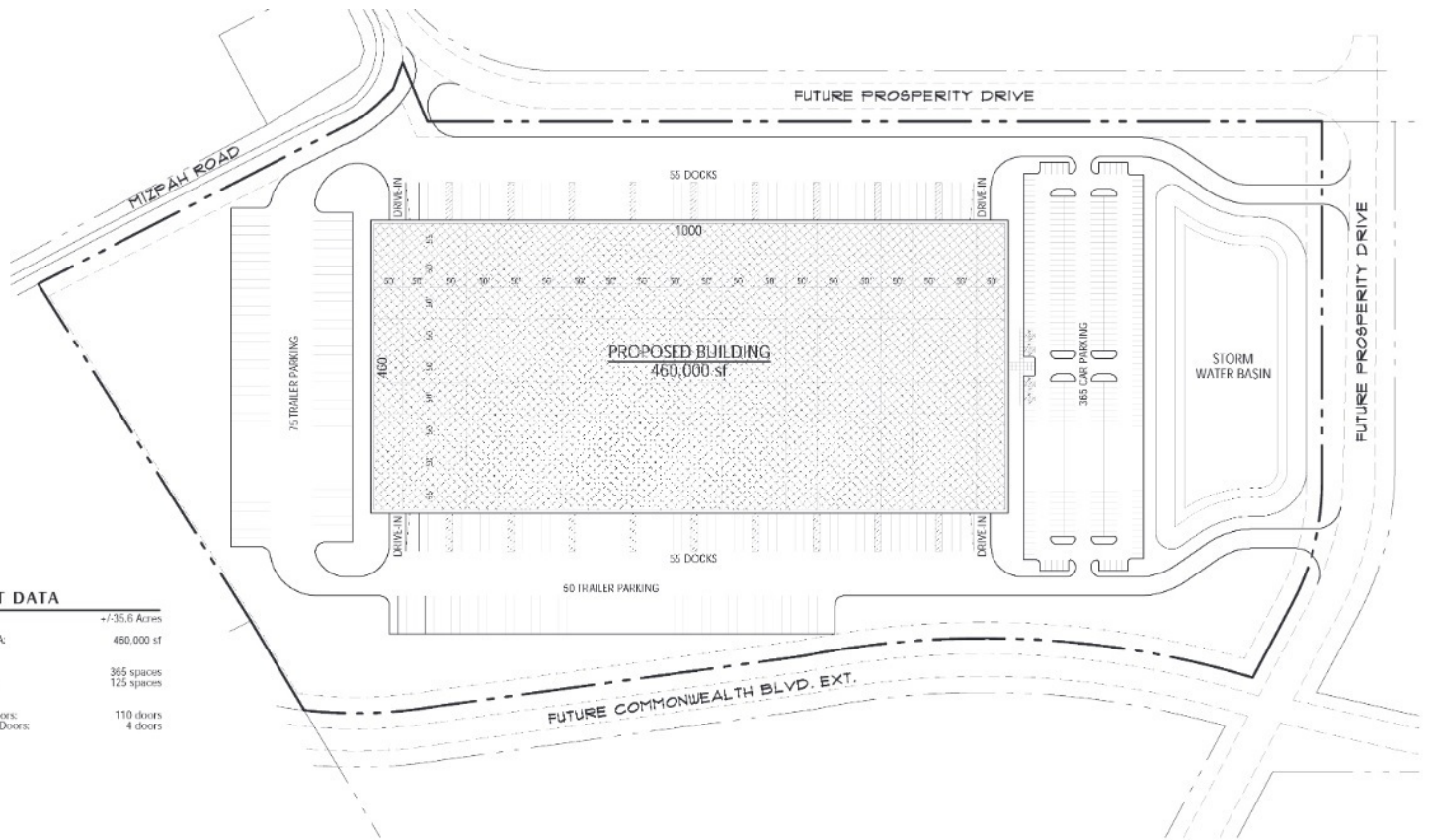**Neal Turner Realty**
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PROJECT DATA

LOT SIZE:	+/-35.6 Acres
BUILDING AREA:	460,000 sf
PARKING:	
Car:	365 spaces
Trailer:	125 spaces
LOADING:	
Dock Doors:	110 doors
Drive-in Doors:	4 doors

PREMIER
Development Partners

JUNE 7, 2021
21.004

SITE PLAN
0 |____| 75'

BOWLING GREEN 460
PROSPERITY DRIVE
BOWLING GREEN, KENTUCKY

SP.3

DAVISON
SMITH
CERTO
ARCHITECTS, INC.

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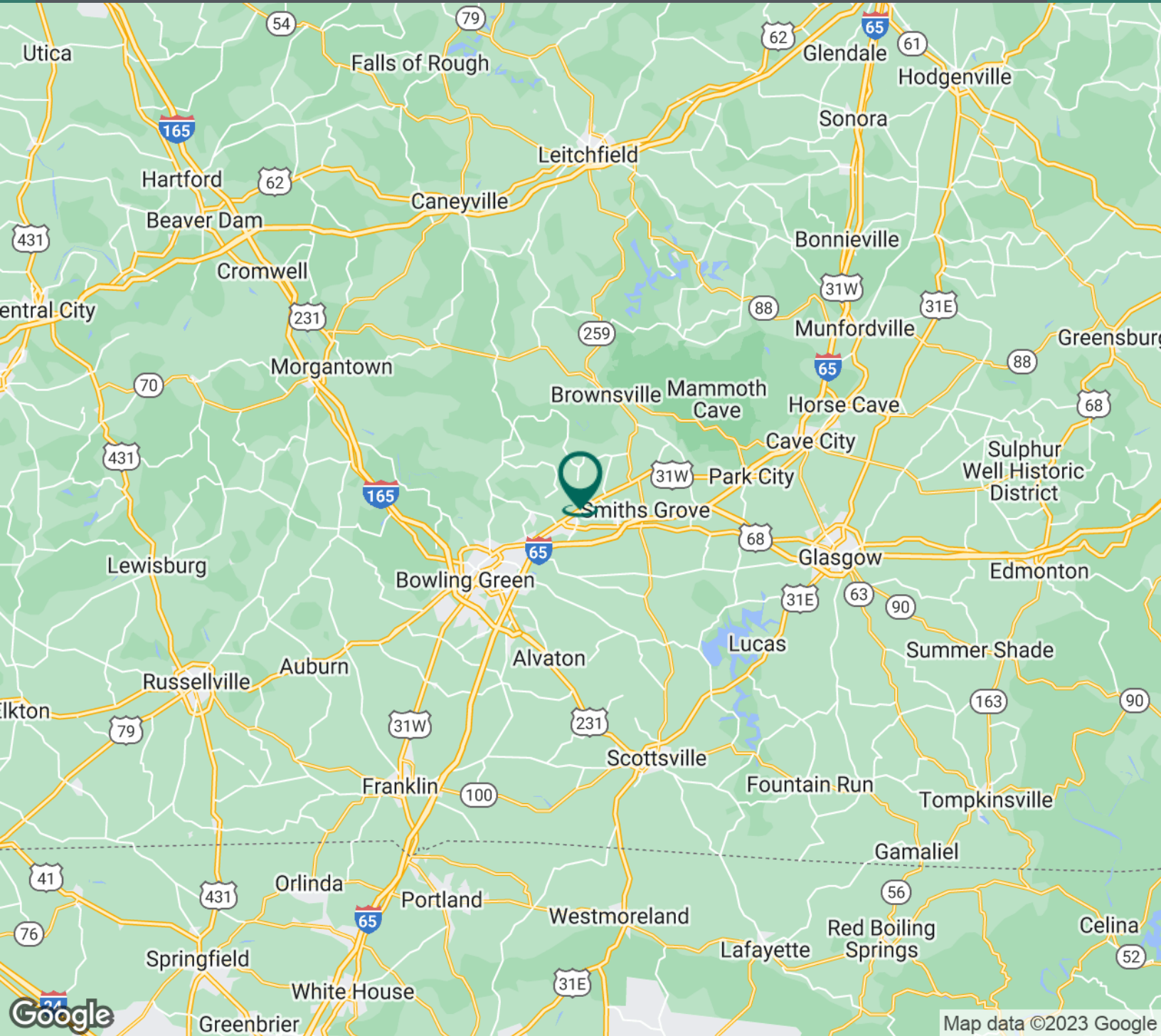**Commercial and Industrial Brokerage**
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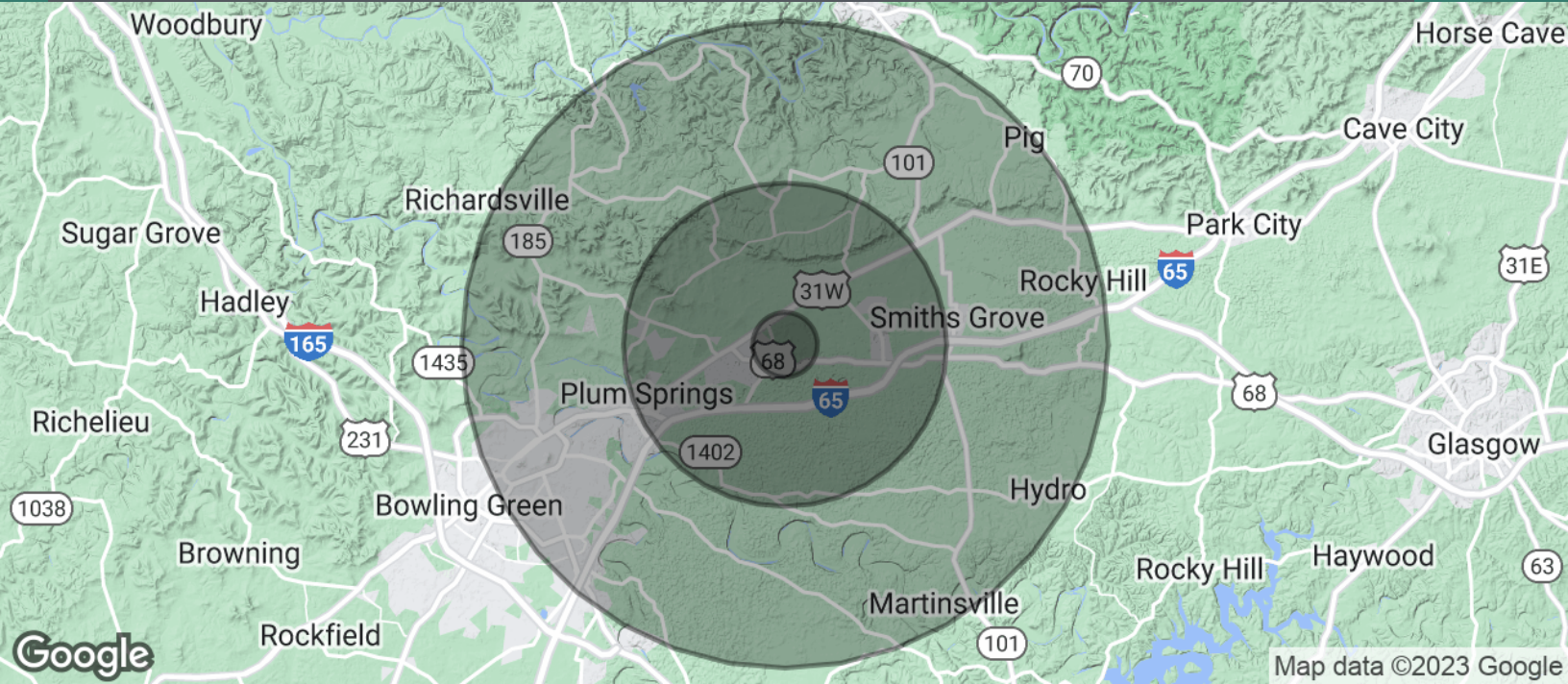ntrcommercial.com

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	241	6,703	40,468
Average Age	35.1	34.6	37.9
Average Age (Male)	35.8	35.4	37.9
Average Age (Female)	34.1	33.4	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	92	2,610	16,096
# of Persons per HH	2.6	2.6	2.5
Average HH Income	$51,114	$48,723	$66,219
Average House Value	$122,118	$119,038	$168,866

* Demographic data derived from 2020 ACS - US Census

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