

## INDUSTRIAL PROPERTY FOR LEASE

# 182 AMBASSADOR DR

Bowling Green, KY 42101



### PROPERTY DESCRIPTION

A single-tenant industrial lease opportunity located in desirable south Bowling Green between Russellville Road and Nashville Road. Clear span 10,650 SF warehouse area with 24' eave height serviced by a 10'x10' dock door and 14' x 14' drive-in door and new LED lights. In addition, there is a 1,350 SF of office/showrooms and restrooms with mezzanine above. On the exterior, there are 16 onsite parking spaces and a 10,000 SF fenced exterior storage area.

- Clear Span
- Zoned Heavy Industrial
- Secured Outside Storage
- Dock & Drive I Door
- Office Showroom with Mezzanine

### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	12,000 SF
Lot Size:	2.09 Acres
Building Size:	12,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	206	1,922
Total Population	90	577	5,243
Average HH Income	\$66,041	\$71,332	\$72,917

### Alex Nottmeier

Broker  
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### Debby Peeples

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

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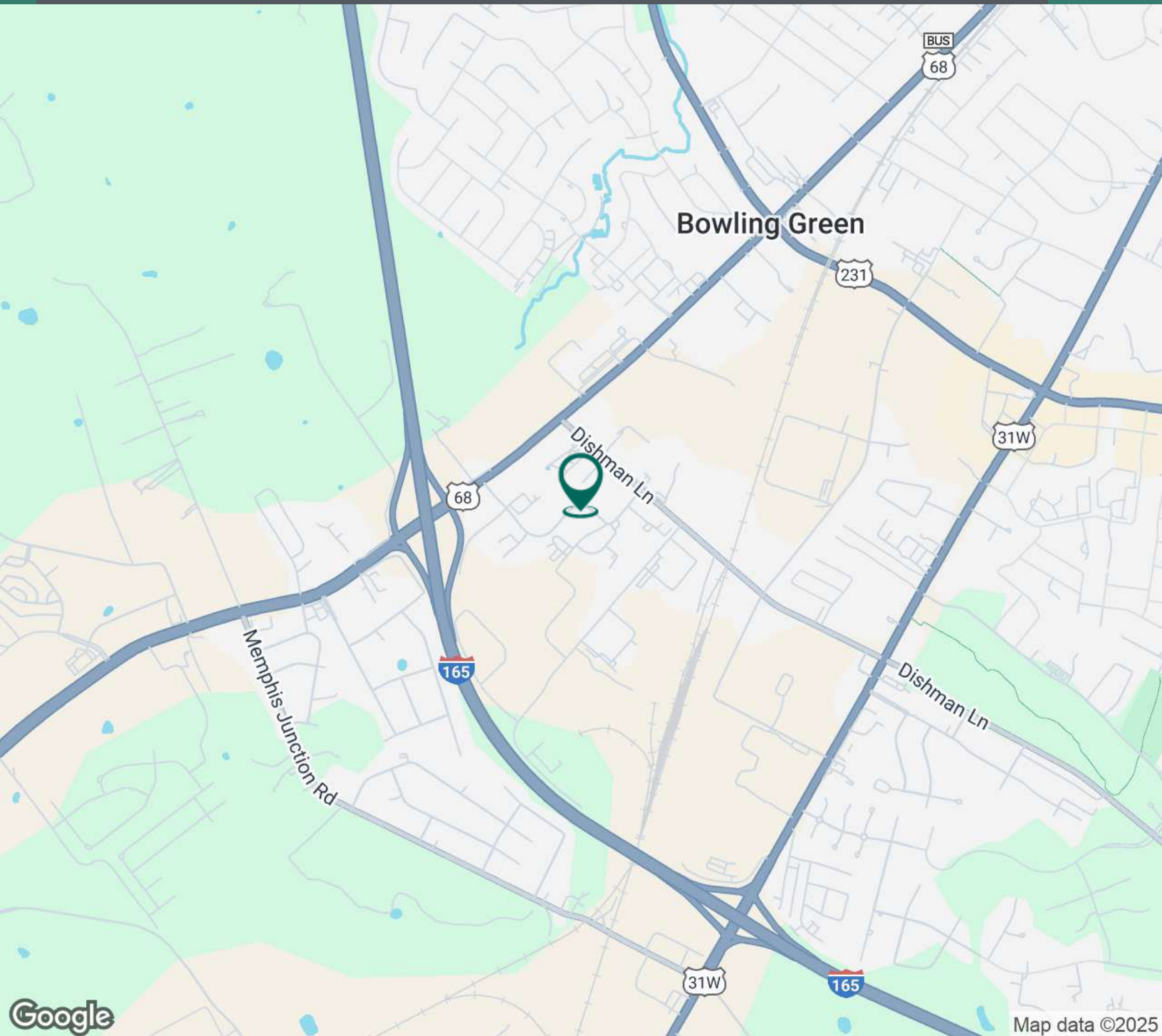
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