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# FOR SALE or LEASE

## 150,000 Square-foot Industrial Spec Building

200 Centech Drive, Mayfield, KY 42066





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OFFERING MEMORANDUM

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# Executive Summary



We are presenting a 150,000-square-foot industrial spec building for lease or sale. This property is strategically positioned in the Hickory Industrial Park of Graves County, Kentucky, to accommodate the expansion needs of new and existing industries. Situated 2 miles from I-69, this property offers smart accessibility to major transportation routes, facilitating efficient logistics and distribution operations. Spanning a 13.9-acre parcel, the site will provide access and parking for trailer trucks and onsite staff. The centerpiece of this property is the 150,000 square feet of available space, offering a blank slate for manufacturing, warehousing, or distribution buildouts.

The building has a clear height of 30 feet and a peak height of 36 feet, providing an optimal environment for stacking inventory or accommodating tall equipment. The spacious interior is laid out with 25-foot column spacing and three-column runs spaced at 75 feet, ensuring efficient utilization of floor space. For added utility, the building is equipped with basic amenities to support operational needs; we have 13 trailer loading docs planned, which can easily be customizable for prospective needs. Additionally, including 150 parking spaces ensures ample parking capacity for employees and visitors, enhancing accessibility and ease of commute. One of the most attractive features of this property is its flexibility in tenant build-out. With a competitive base rent structure, tenants can tailor the space to suit their requirements. Whether configuring office spaces, installing specialized equipment, or implementing custom storage solutions, the layout can be adapted to accommodate a wide range of business needs. This flexibility empowers tenants to create an environment that aligns seamlessly with their operational objectives, fostering productivity and innovation. In summary, this industrial property presents a compelling opportunity for companies seeking to expand their operations. From its strategic location and expansive floor space to its functional design and customizable build-out options, it offers a comprehensive solution for businesses looking to grow in a dynamic industrial landscape.

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# Building & Site Information

## Annual Base Rent:

\$7.50 per sq. Ft.

## Physical Address:

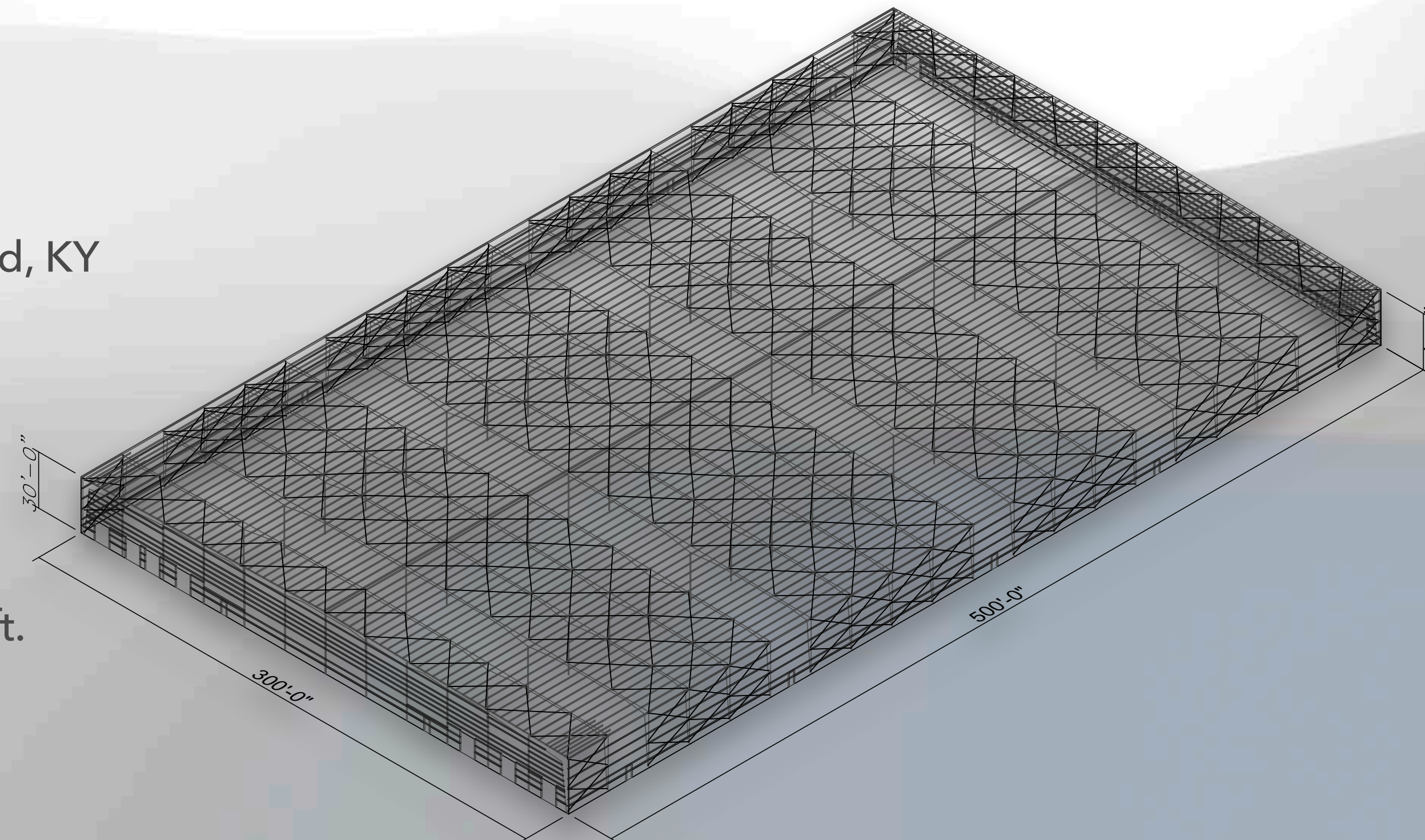
200 Centech Drive, Mayfield, KY

## Water/Gas/Sewer Line Size:

12" / 4" / 8"

## Leasable Area:

150,000 sq. ft. / 300 x 500 ft.



## Site Size:

13.9 acres

## Column/Row Spacing:

25 ft. / 75 ft.

## Estimated Parking:

150 spaces

## Ceiling Heights:

30 ft. eve / 36 ft. peak

## Company Disclaimer:

This information has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty, or representation. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Photos herein are the property of their respective owners, and the use of these images without the express written consent of the owner is prohibited.



# Site Photos



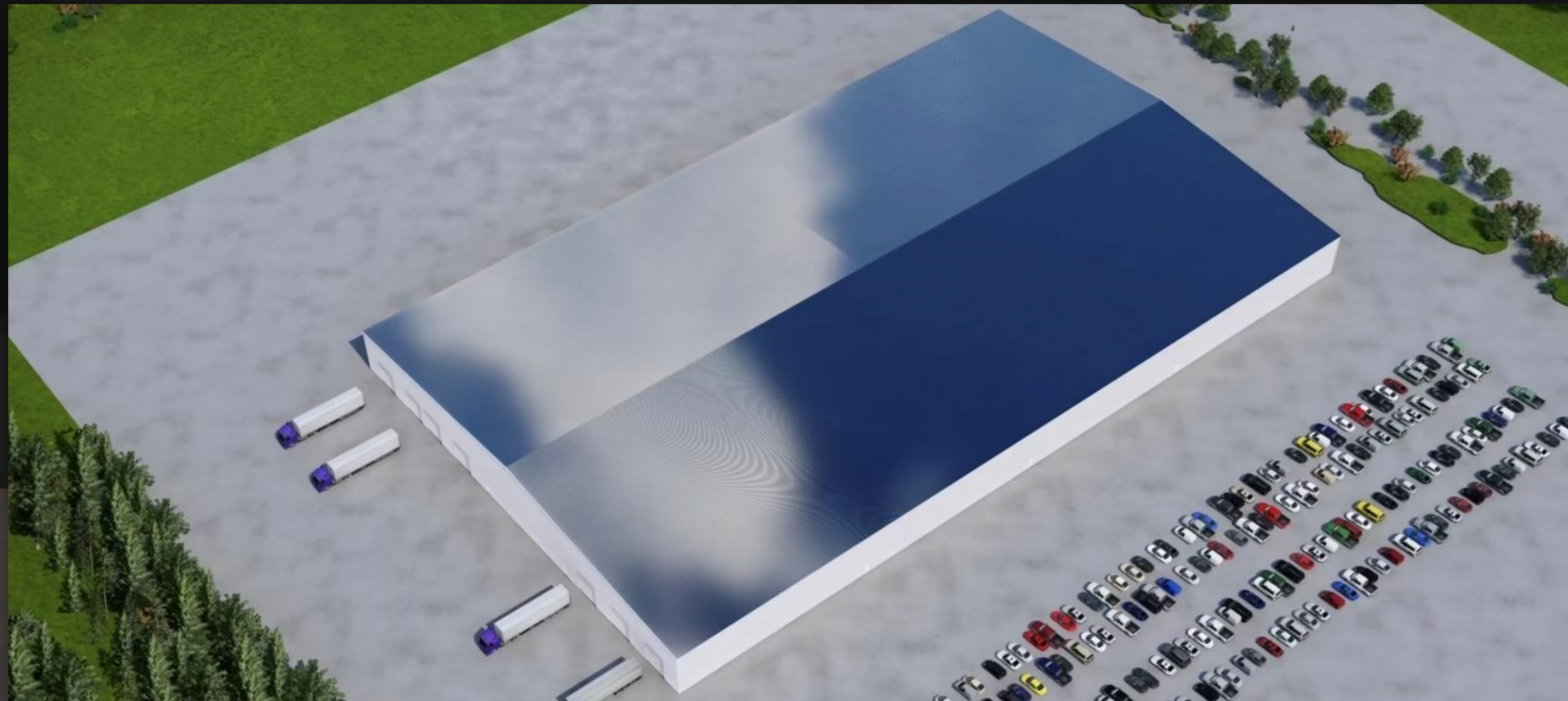
150,000 SQUARE-FOOT INDUSTRIAL SPEC BUILDING





# Building Concept Renderings

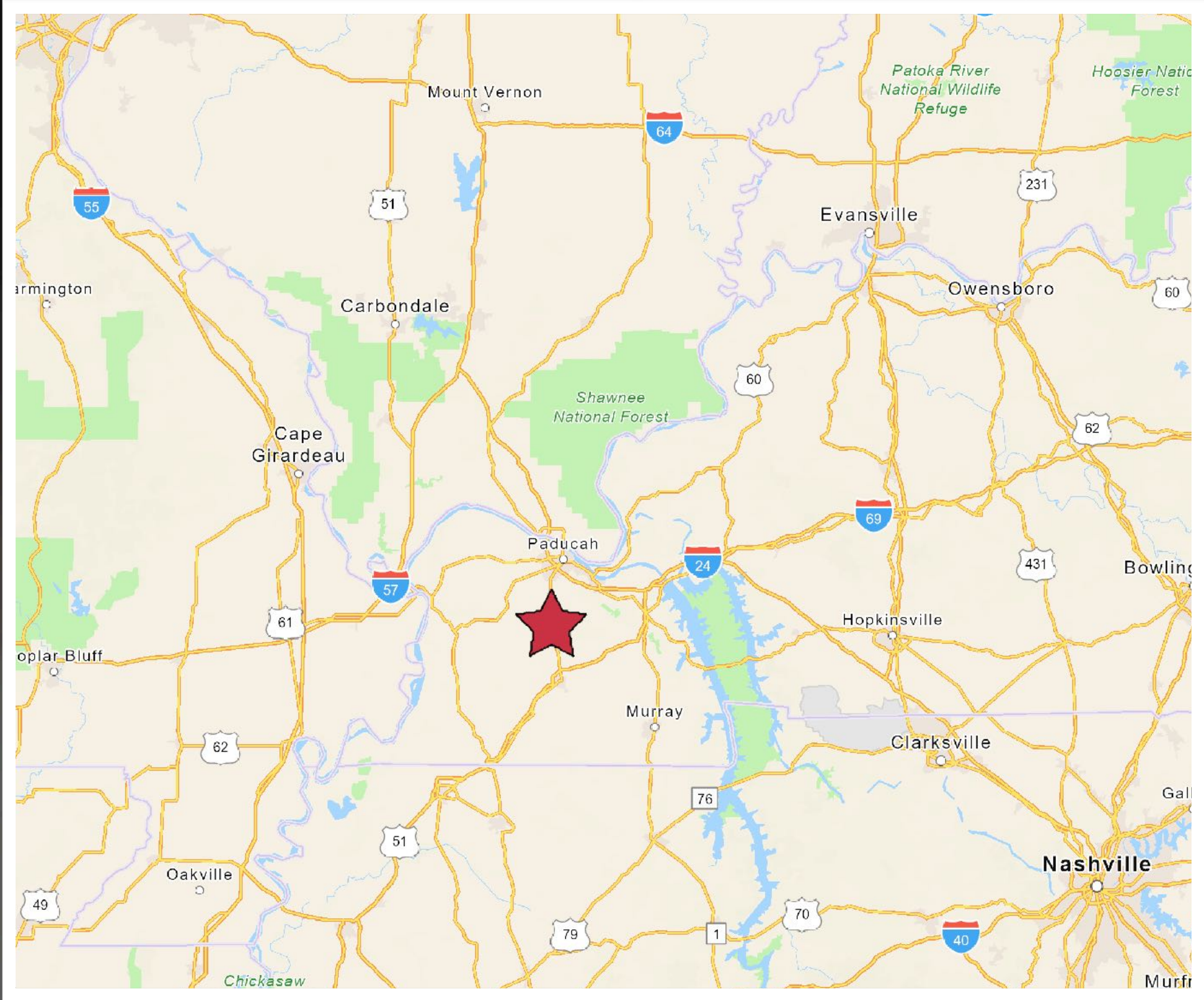
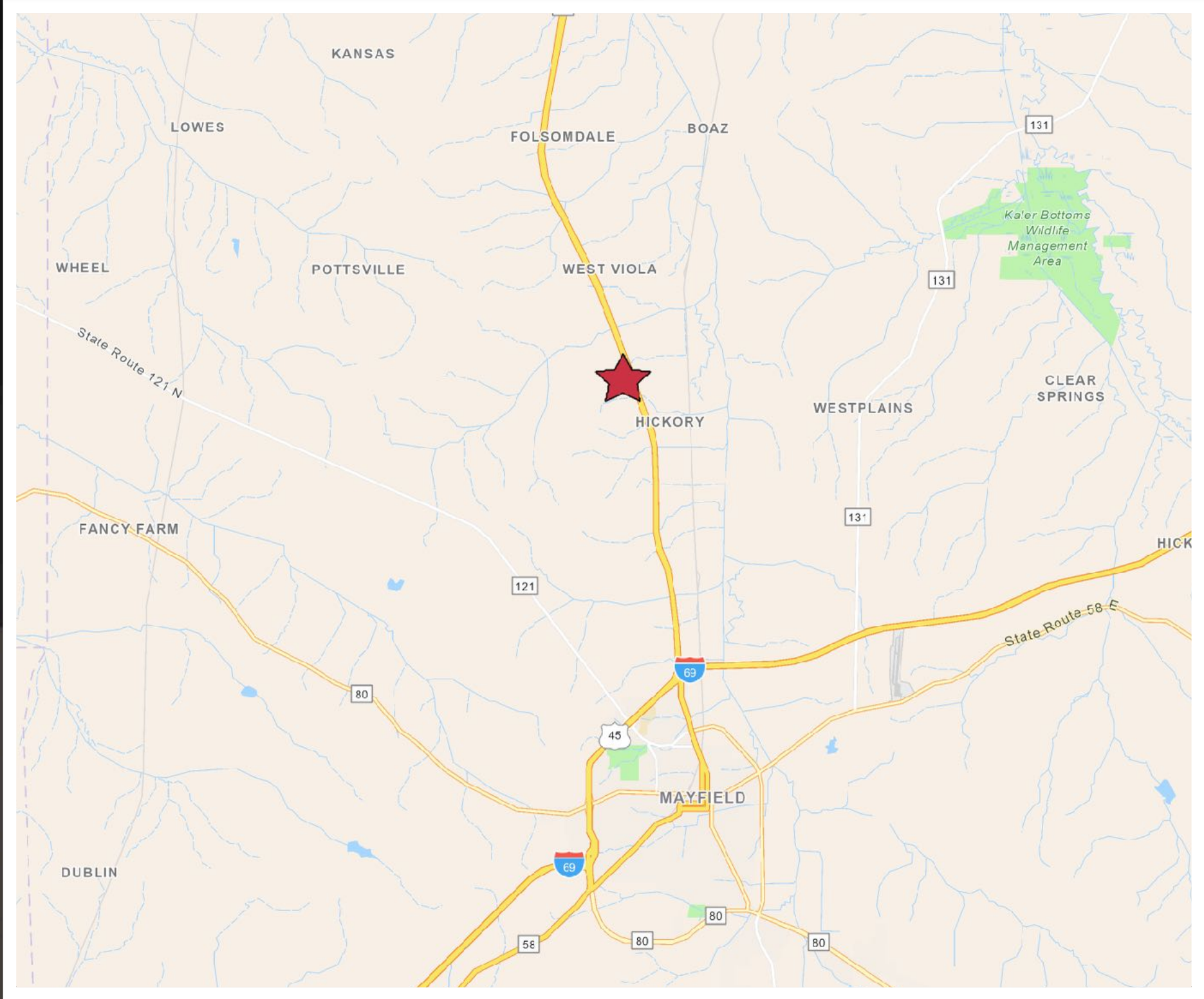
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**150,000 SQUARE-FOOT INDUSTRIAL SPEC BUILDING**

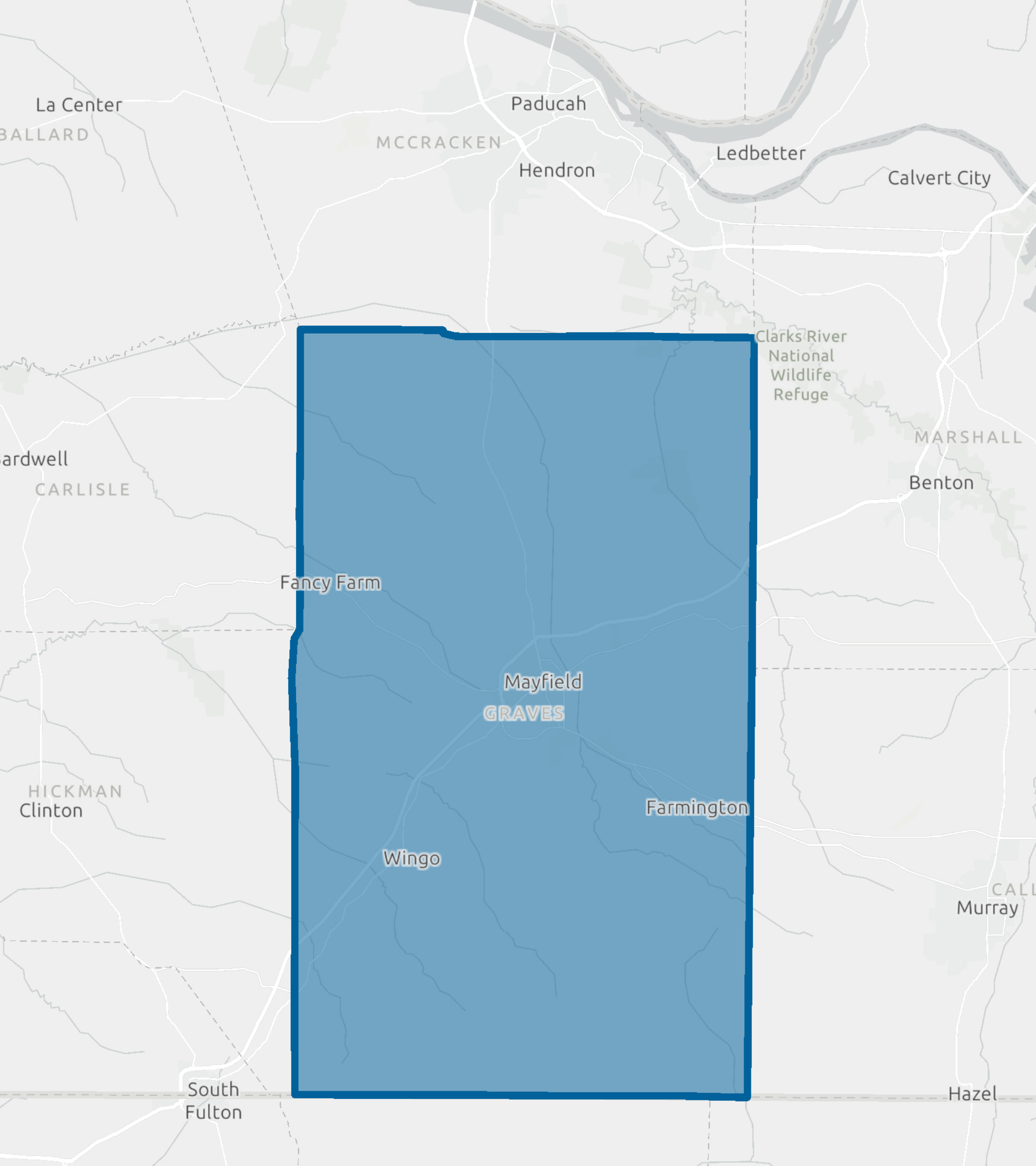


# Area Location Map



150,000 SQUARE-FOOT INDUSTRIAL SPEC BUILDING





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45-MINUTE DRIVE TIME

## Location Area Analysis

### About Graves County

In West Kentucky, Graves County emerges as a prime business location, leveraging its strategic position and business-friendly environment. The county benefits from significant transportation links, including Interstate 69 and Highway 45, alongside two riverports, enhancing connectivity across the Mississippi and Ohio River Valleys. This infrastructure supports diverse industries, from the world-renowned centrifugal air compressor repair sector to food processing and advanced manufacturing.

Recent years have grown substantially, with over 725 jobs created and \$111.5 million invested in recovery and development efforts. Economic indicators further underline the area's vitality, showcasing a 1.6% job growth rate in 2022, an 8.6% wage increase, and a prime-age labor force participation rate of 79.50%. Graves County is poised for continued success with a labor force exceeding 150,000 within a 45-minute drive.

With low taxes and a commitment to industry support, this robust economic landscape makes Graves County an attractive destination for investment and business expansion. Its strategic location and skilled and growing workforce make it an ideal choice for businesses looking to thrive in a dynamic and supportive setting.

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# Hickory Industrial Park

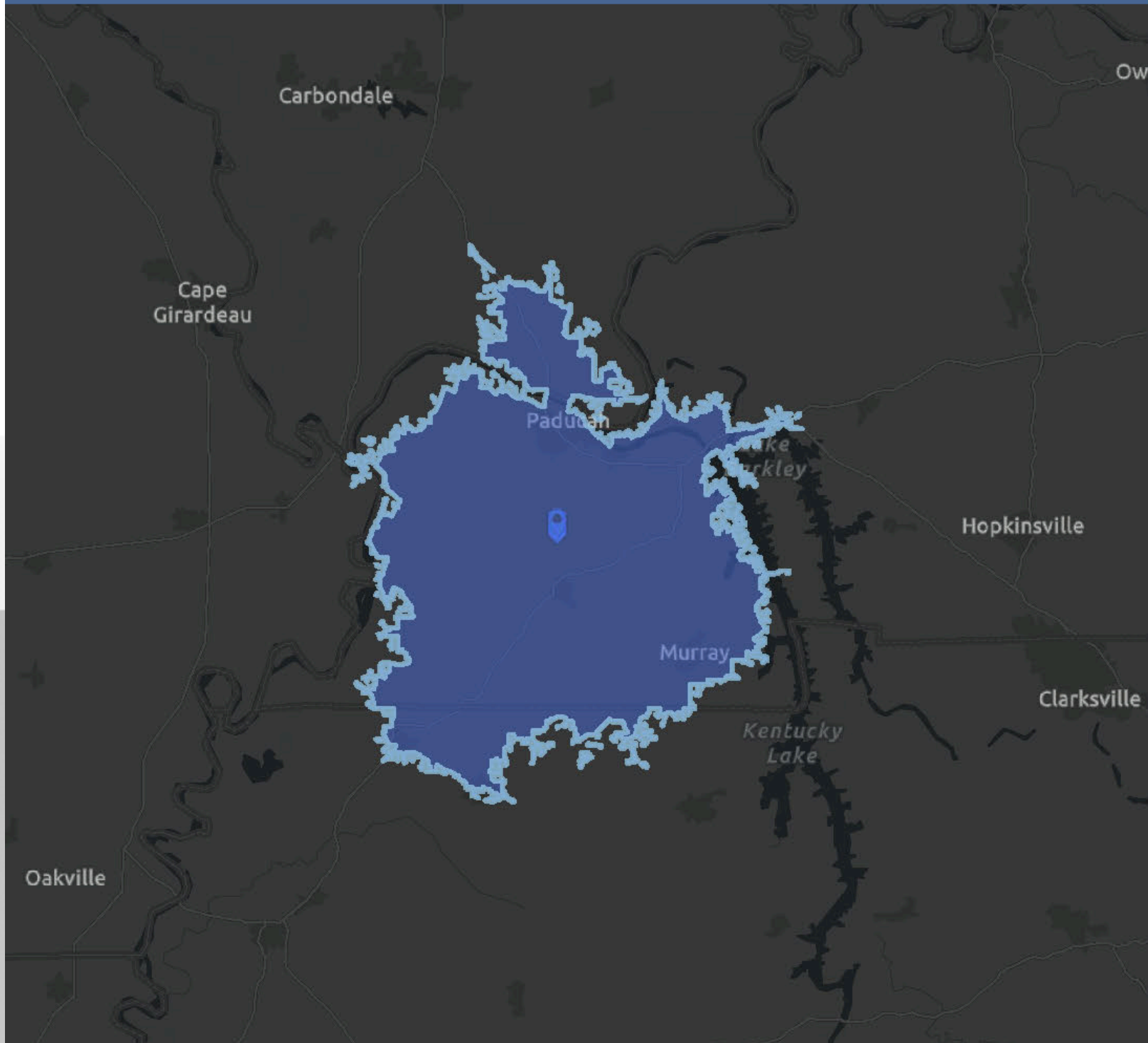


150,000 SQUARE-FOOT INDUSTRIAL SPEC BUILDING

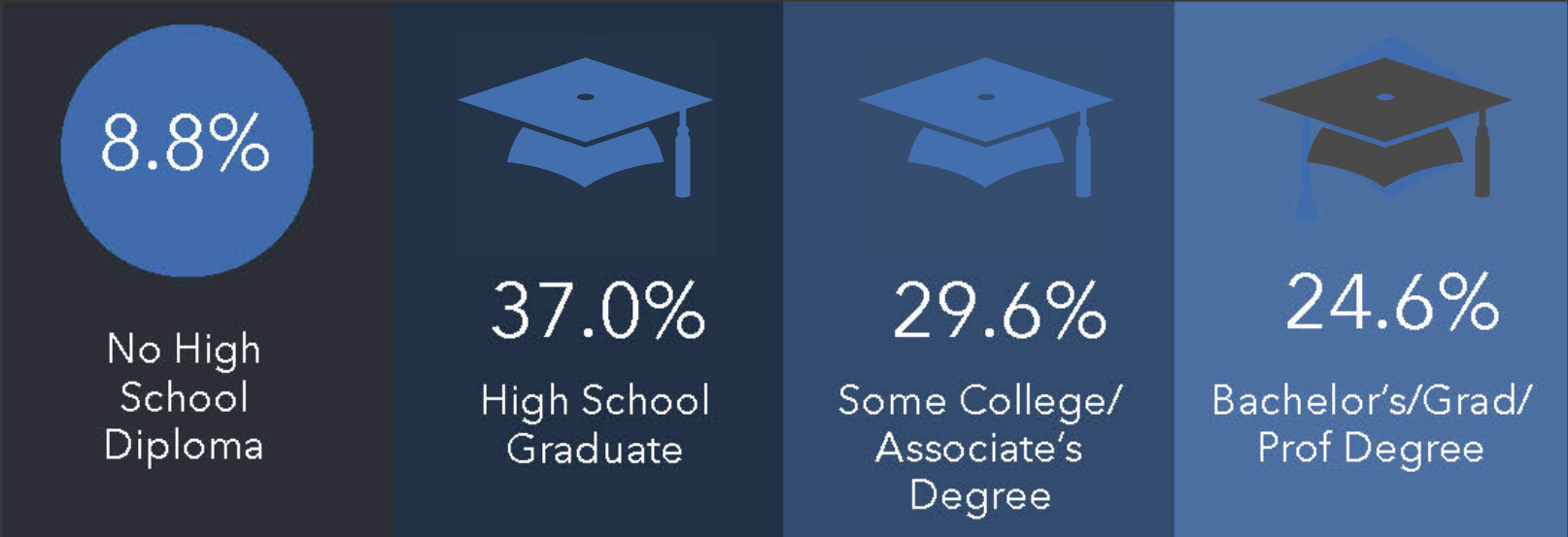


# DEMOGRAPHIC PROFILE

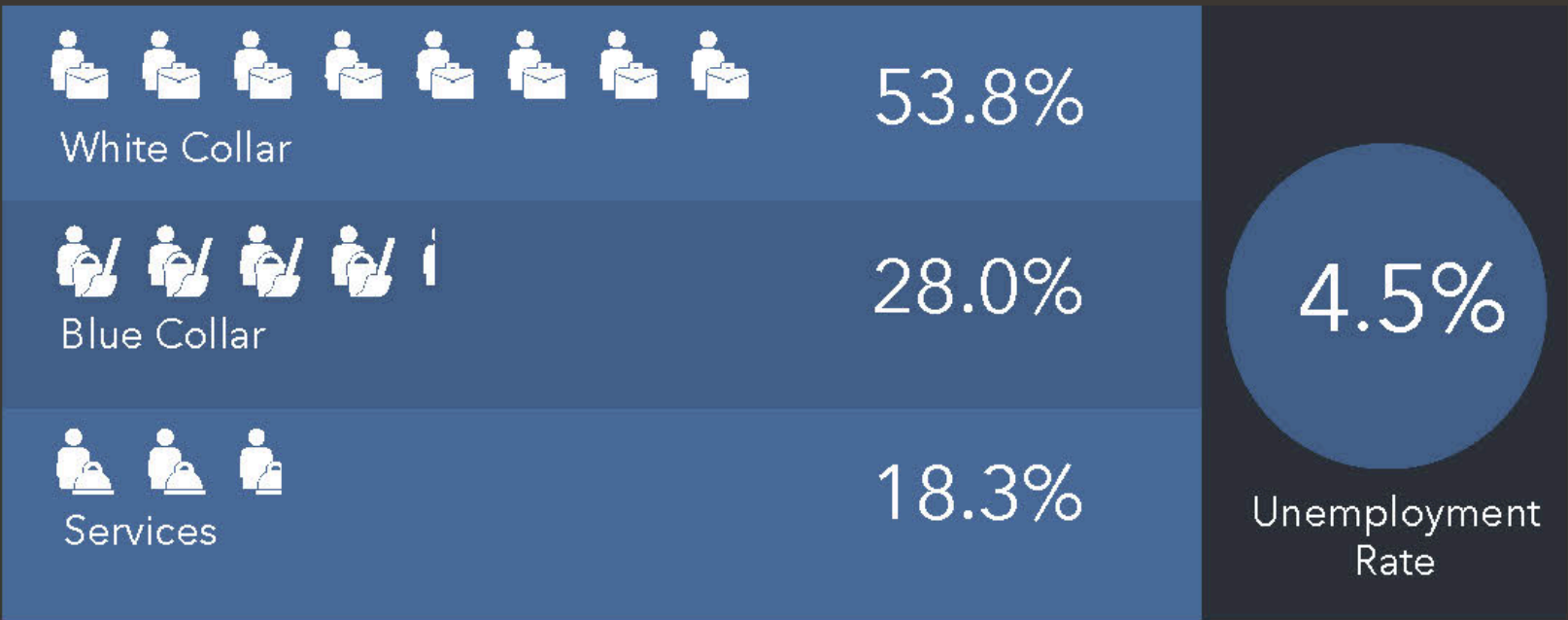
200 Centech Dr, Hickory, Kentucky, 42051  
Drive time of 45 minutes



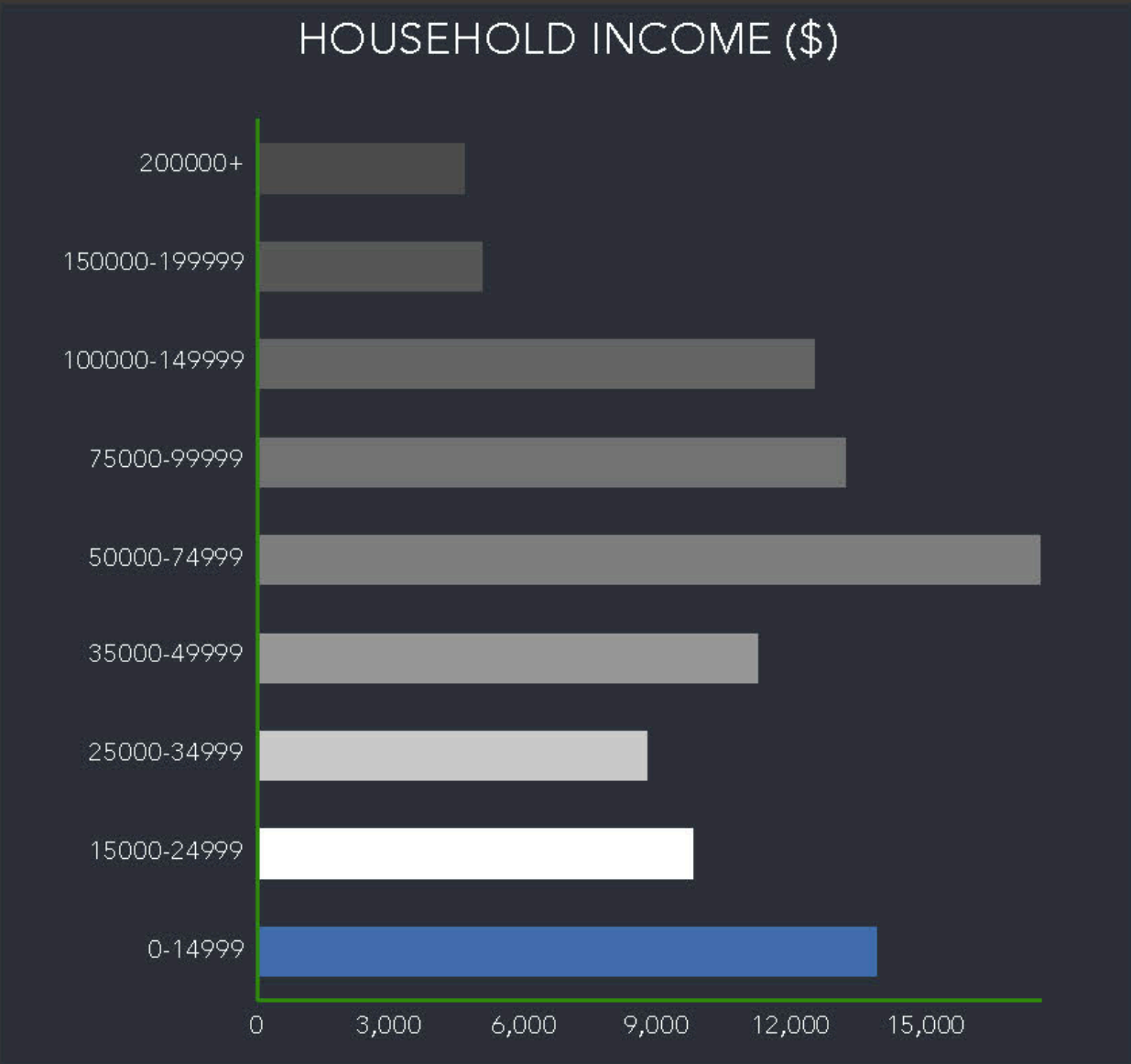
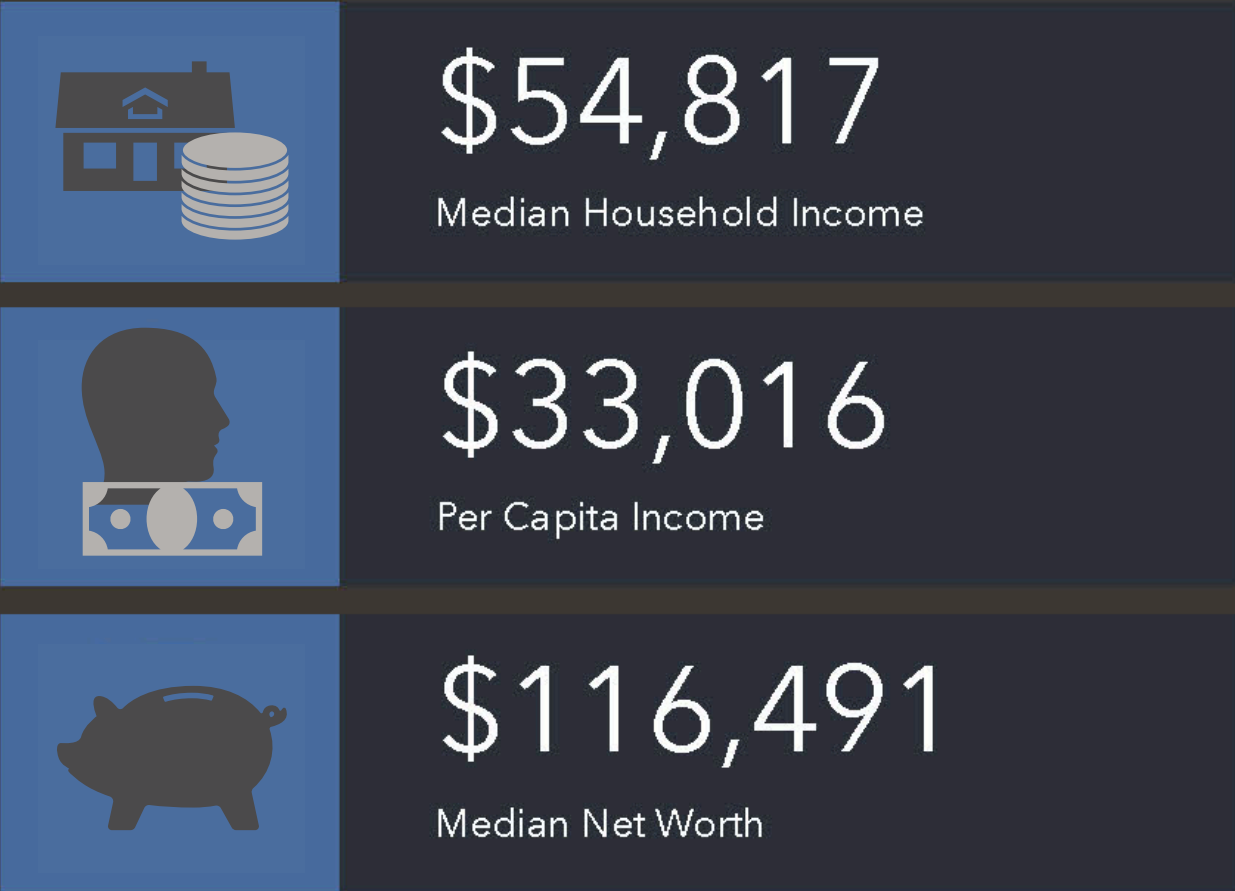
## EDUCATION



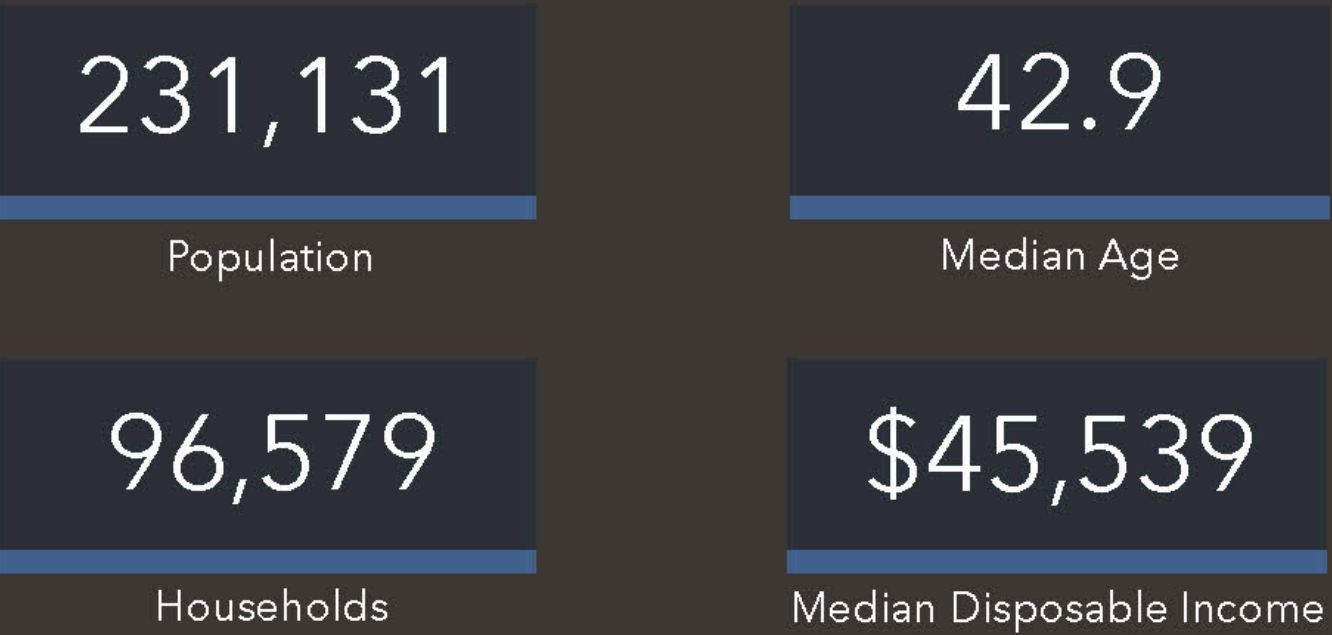
## EMPLOYMENT



## INCOME



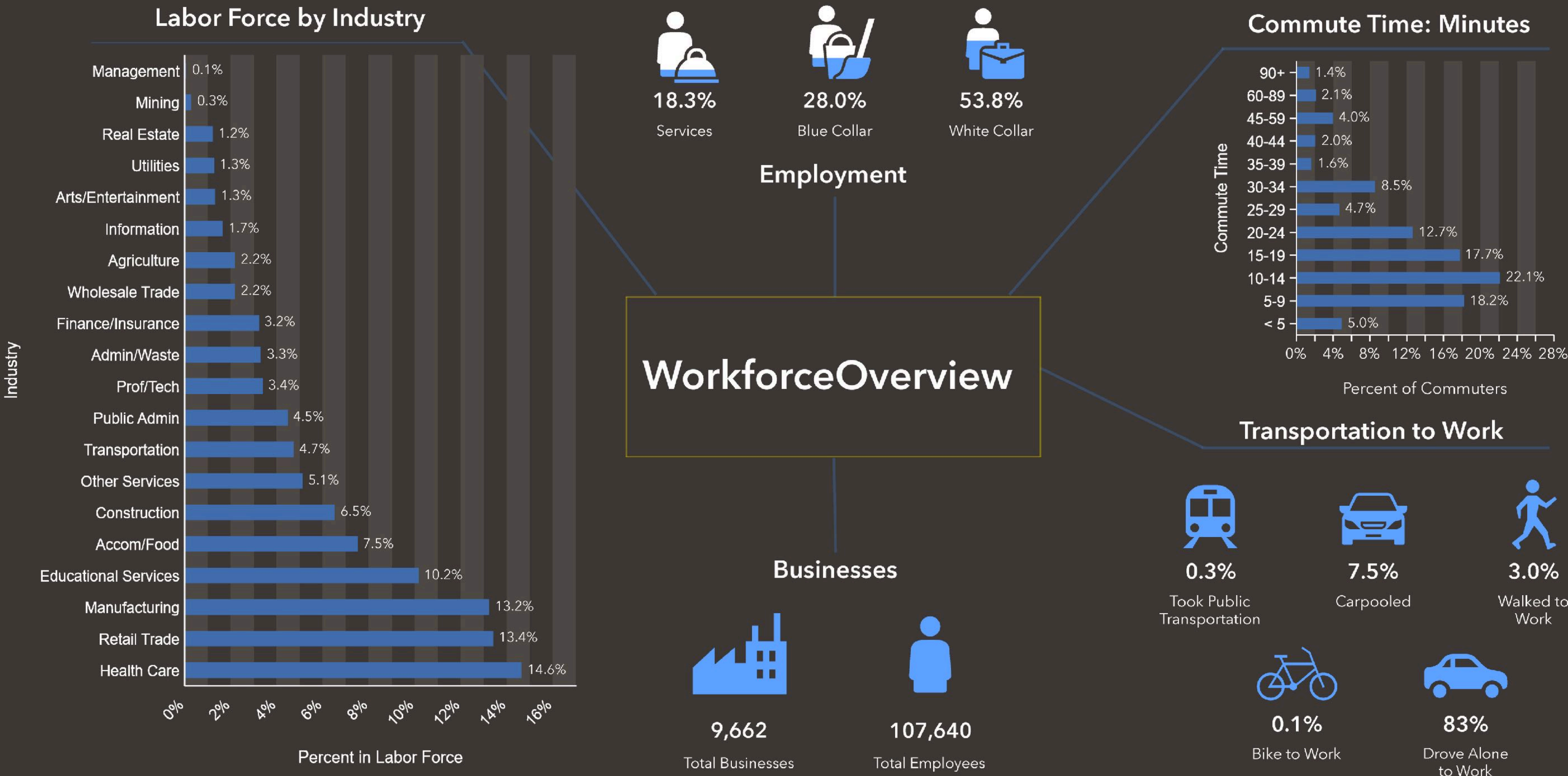
## KEY FACTS





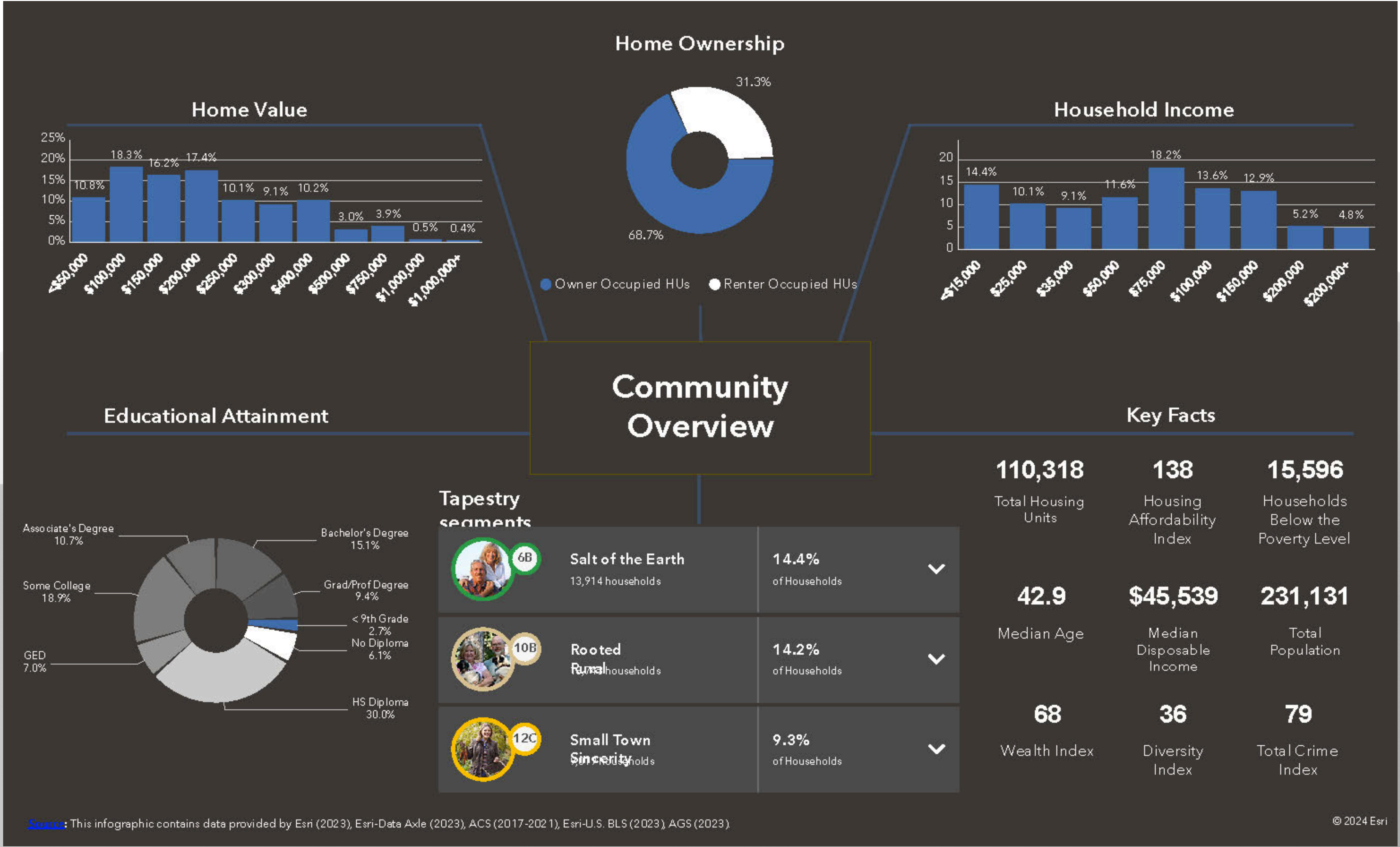
# Economic Development Profile

200 Centech Dr, Hickory, Kentucky, 42051  
Drive time of 45 minutes

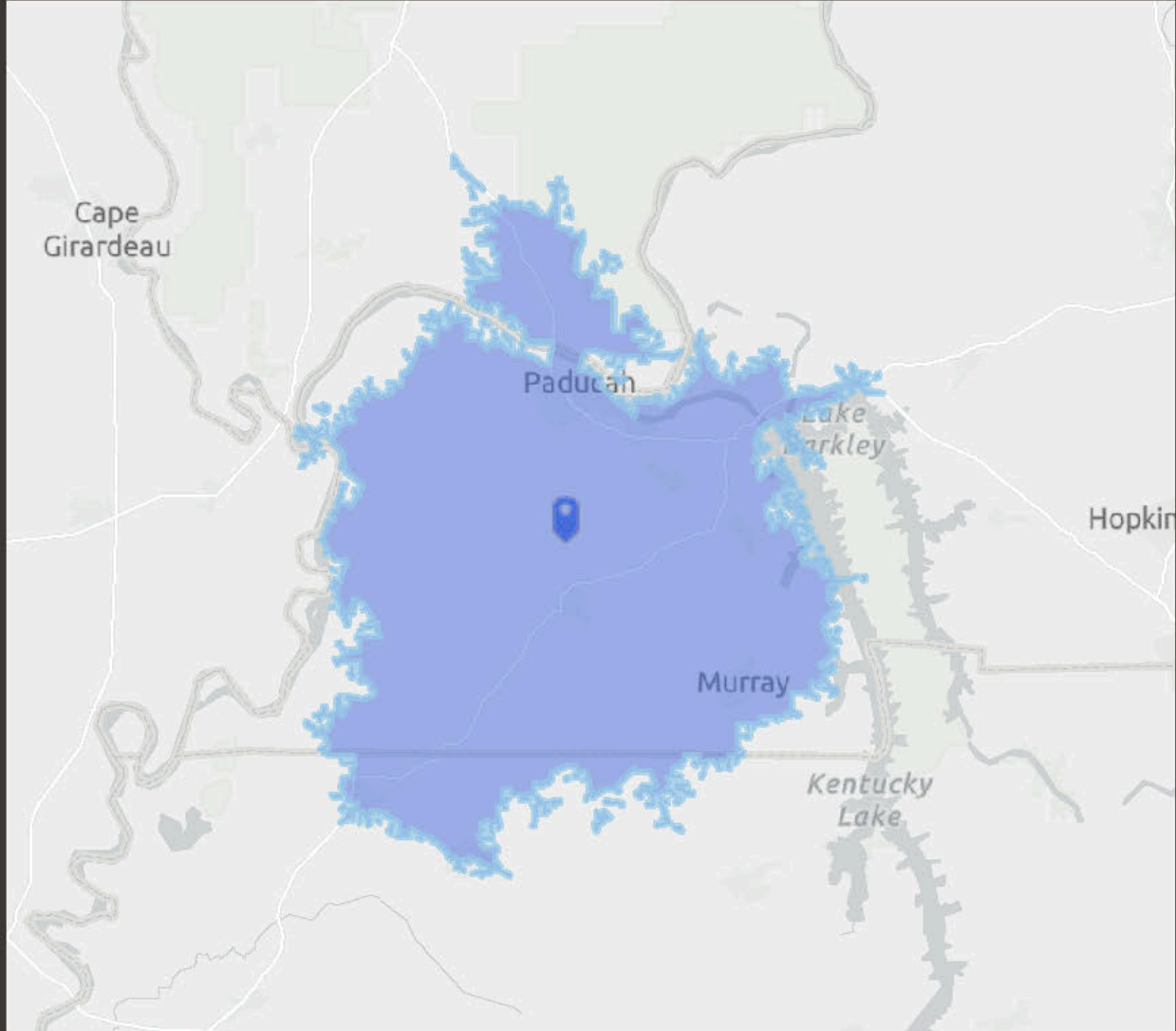


Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).









# POPULATION TRENDS AND KEY INDICATORS

Graves County, KY  
45-minute drivetime

231,131	96,579	2.30	42.9	\$54,817	\$163,438	68	138	36
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



\$9,104

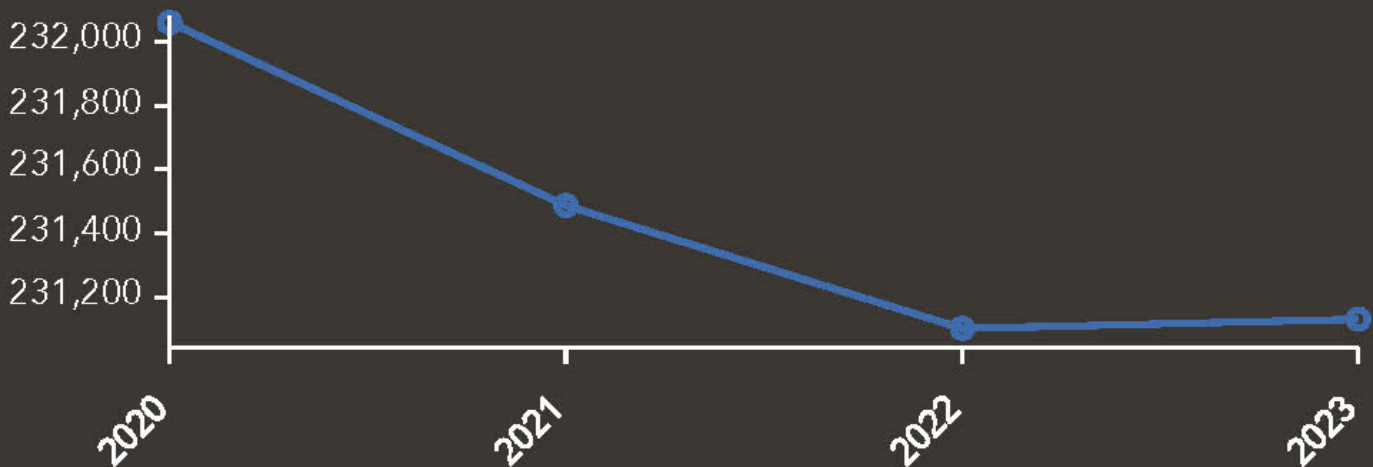
Avg Spent on Mortgage & Basics



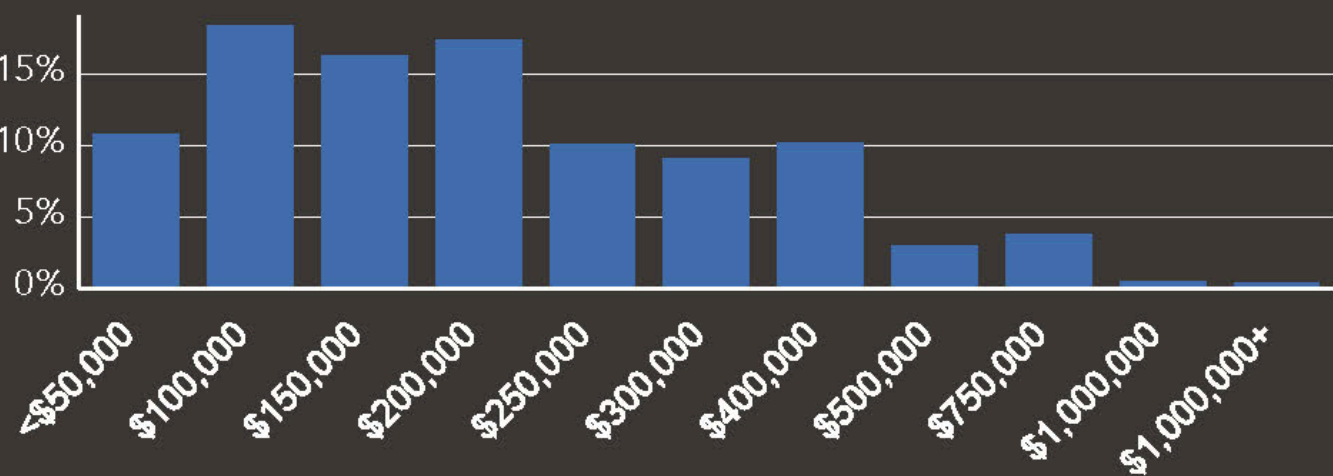
17.9%

Percent of Income for Mortgage

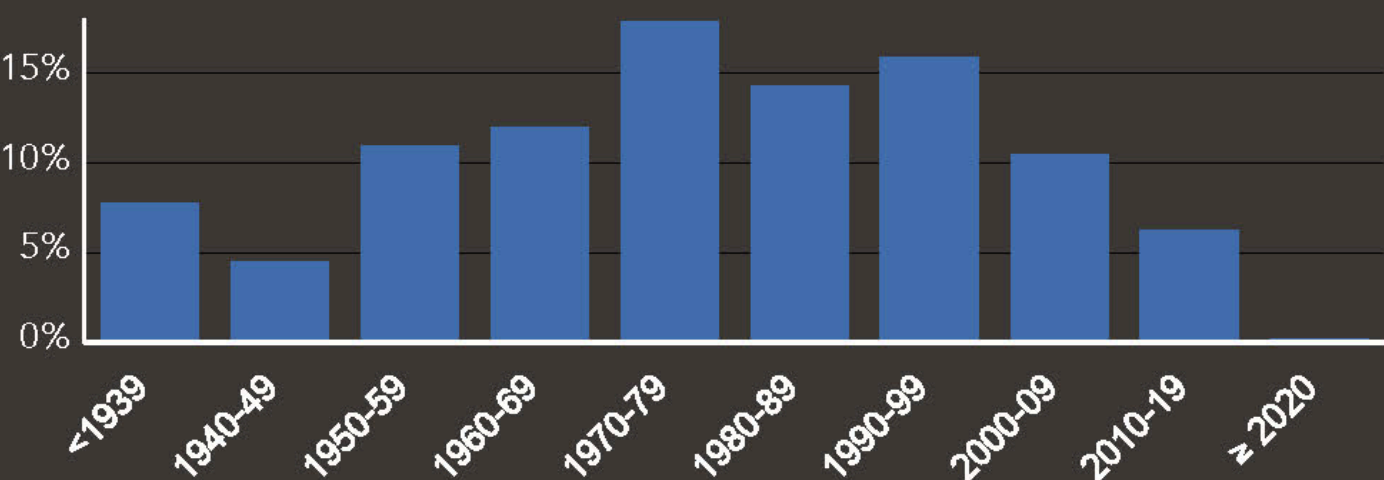
## Historical Trends: Population



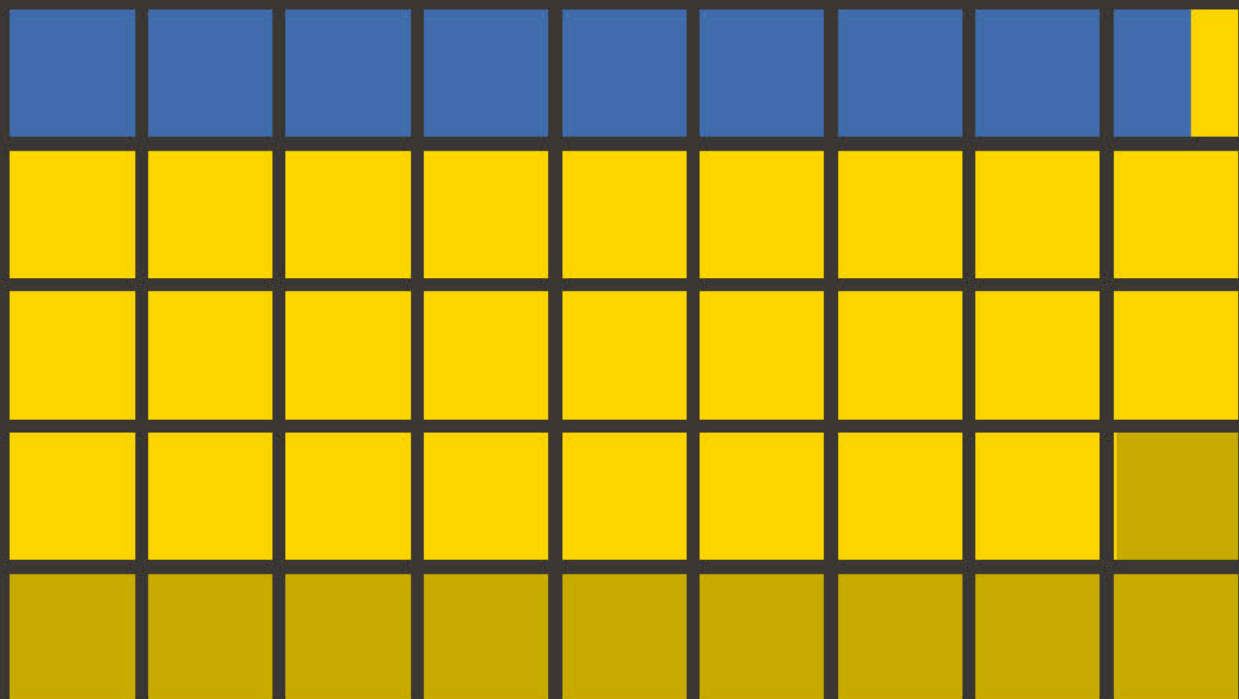
## Home Value



## Housing: Year Built

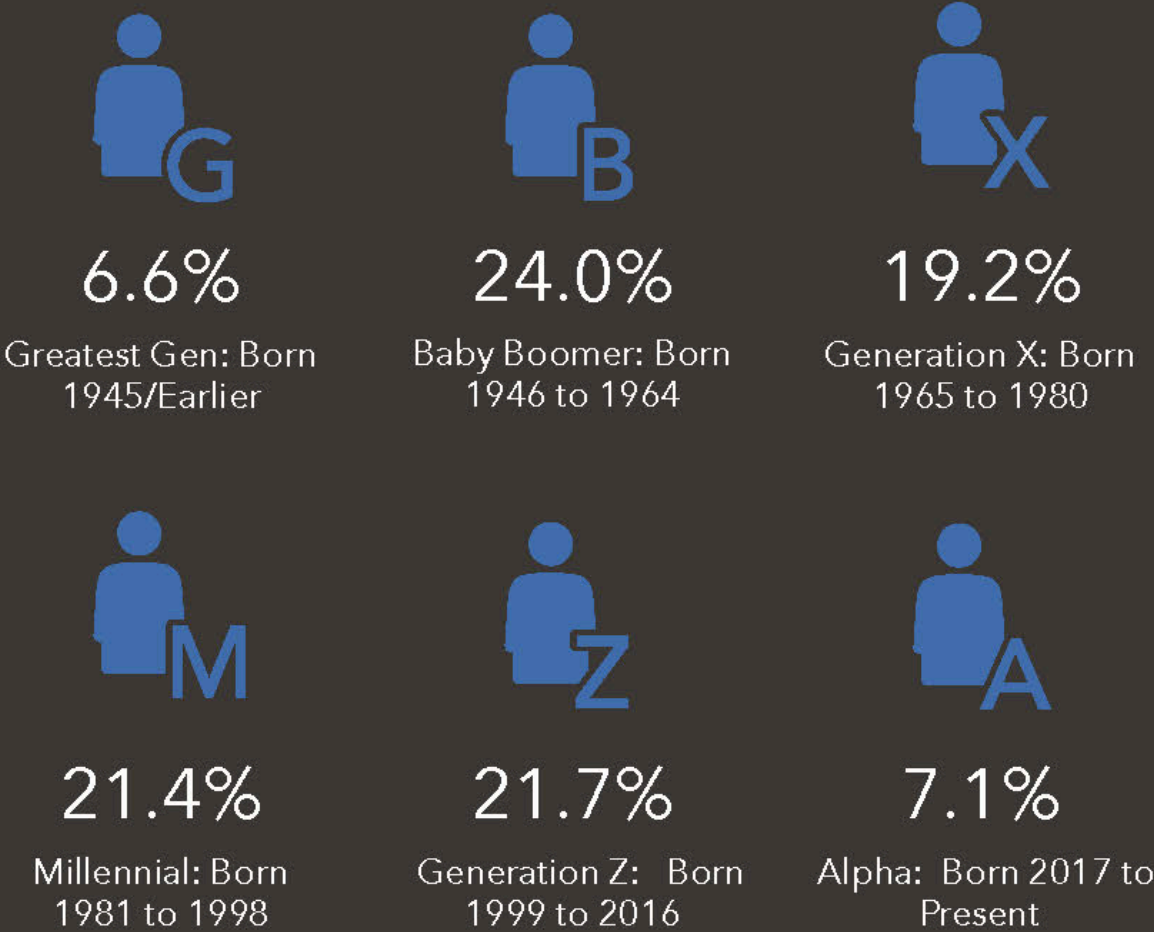


## POPULATION BY AGE



Under 18 (19.2%)  
Ages 18 to 64 (58.7%)  
Aged 65+ (22.2%)

## POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021).  
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200 CENTECH DRIVE, MAYFIELD, KY 42066

## 150,000 Square-foot Industrial Spec Building

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