

INDUSTRIAL PROPERTY FOR SALE & LEASE

MANUFACTURING OR DISTRIBUTION WAREHOUSE

323 Mitch McConnell Way, Bowling Green, KY 42101



PROPERTY DESCRIPTION

Presenting an exceptional opportunity located at 323 Mitch McConnell Way, Bowling Green, KY. This impressive property features a meticulously maintained 47,774 SF building, constructed in 2015 and renovated in 2018. Zoned HI (Heavy Industrial), it offers a strategic location in the sought-after Bowling Green area in South Warren County. The versatile space is ideally suited for Industrial, Warehouse, or Distribution purposes, providing ample room for operations and logistics. With its modern infrastructure and prime positioning, this property presents an enticing prospect for discerning buyers looking to capitalize on the burgeoning market in the Bowling Green area.

PROPERTY HIGHLIGHTS

- 47,774 SF building
- Built in 2015, renovated in 2018
- Zoned HI (Heavy Industrial)
- 3 Docks and 1 Drive in Door
- 8,000 SF + Office
- 100% Temperature Controlled

OFFERING SUMMARY

Sale Price:	\$4,500,000
Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	47,774 SF
Lot Size:	3 Acres
Building Size:	47,774 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	147	932
Total Population	45	451	2,855
Average HH Income	\$120,644	\$121,463	\$111,369

Eric St. John, CCIM

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Neal Turner Realty
Commercial and Industrial Brokerage

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323 MITCH MCCONNELL INDUSTRIAL PROPERTY

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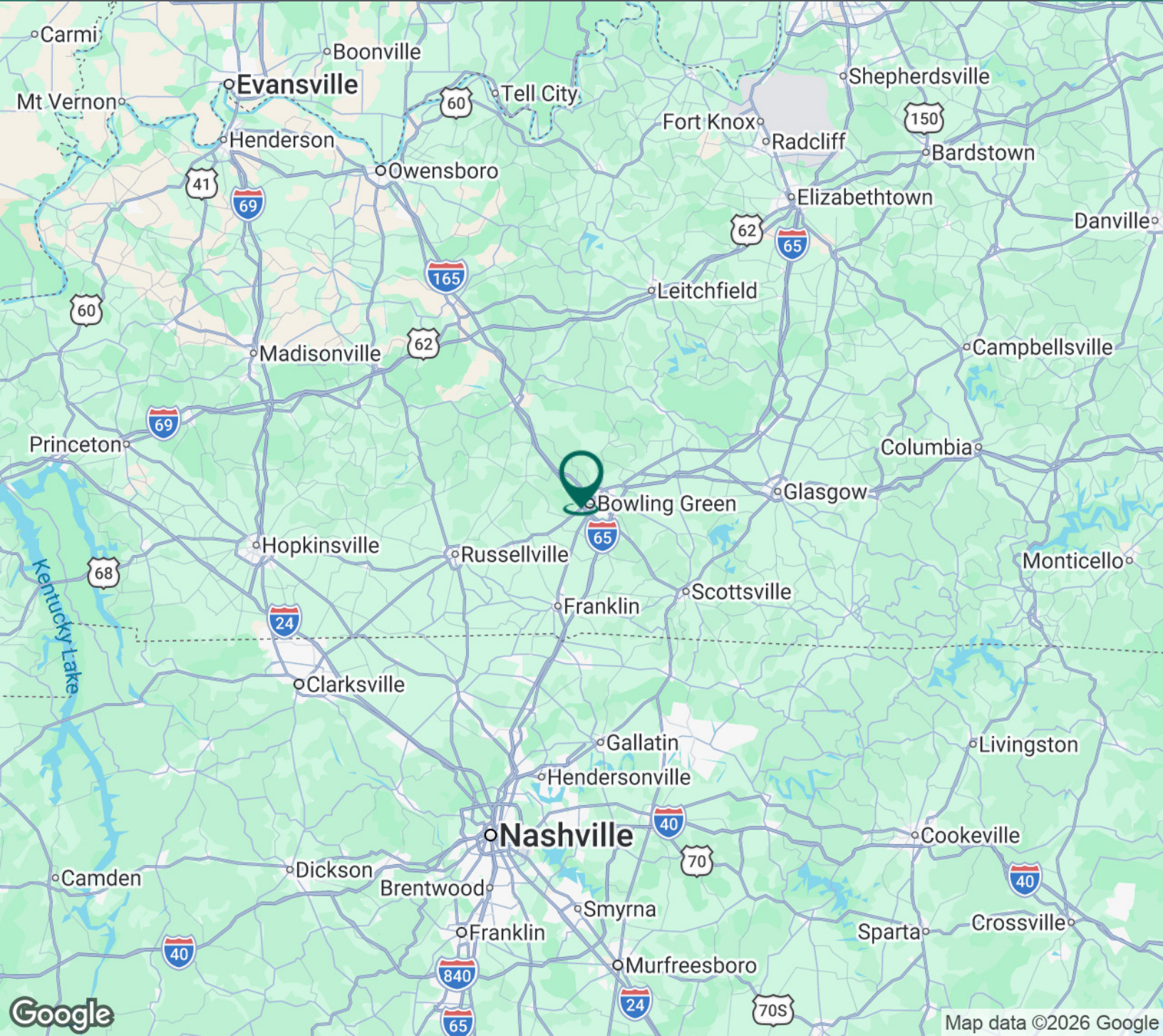
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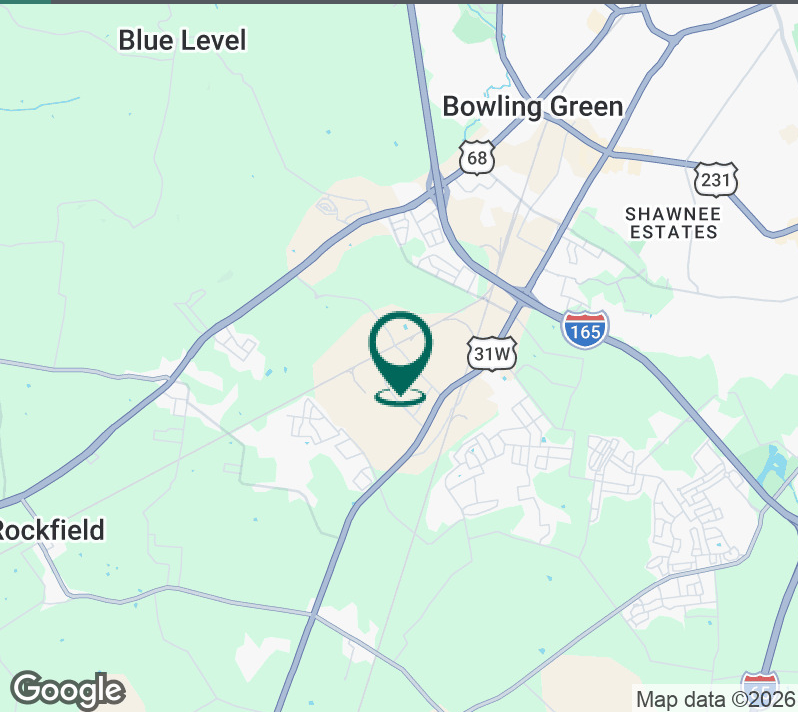
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INDUSTRIAL PROPERTY FOR SALE & LEASE

323 MITCH MCCONNELL INDUSTRIAL PROPERTY

323 Mitch McConnell Way, Bowling Green, KY 42101



Building Name	323 Mitch McConnell Industrial Property
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	25943
Building Size	47,774 SF
Lot Size	3 Acres
Year Built	2015
Year Last Renovated	2018
Number of Buildings	0

- 47,774 SF building
- Built in 2015, renovated in 2018
- Zoned HI (Heavy Industrial)
- 3 Docks and 1 Drive in Door
- 8,000 SF + Office
- 100% Temperature Controlled
- 20' eaves
- Strategic location in Bowling Green area

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