

**FOR SALE**  
**WARSAW 41095 INDUSTRIAL PARK**  
WARSAW, KY



**INDUSTRIAL DEVELOPMENT**  
**85.91± ACRES**

- Divisible
- Located in Warsaw, KY, Gallatin County
- Anticipated Zoning: Light Industrial
- Current Zoning: Agriculture and RER
- Perfect for Distribution, Assembly and Light Manufacturing
- Warsaw is situated on the banks of the Ohio River between Cincinnati, OH and Louisville, KY. Near the Kentucky Speedway and Belterra Casino Resort
- Flat topography
- Opportunity zone

**PRICE: \$39,500/acre**

For more information, contact:

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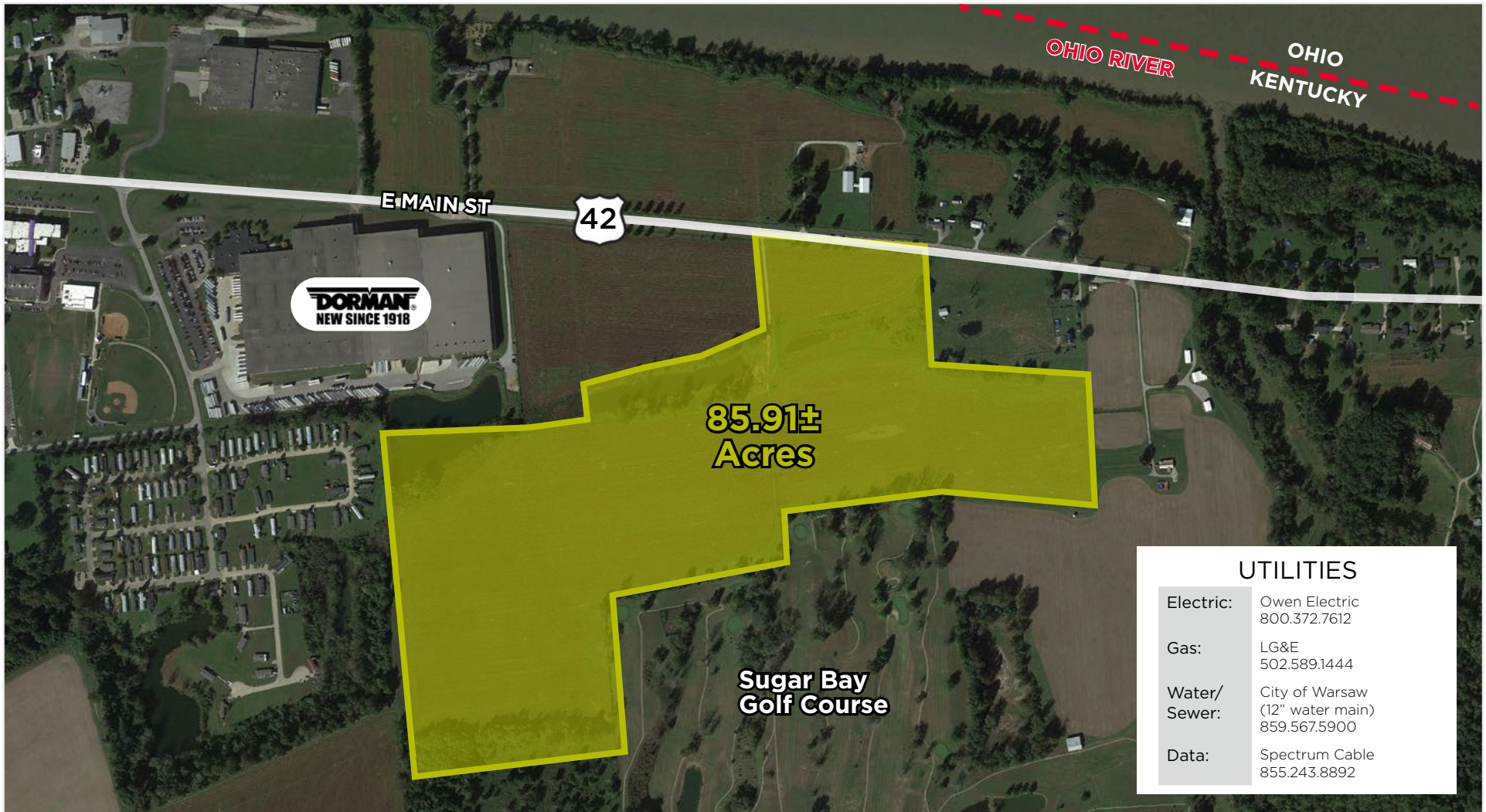
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SITE



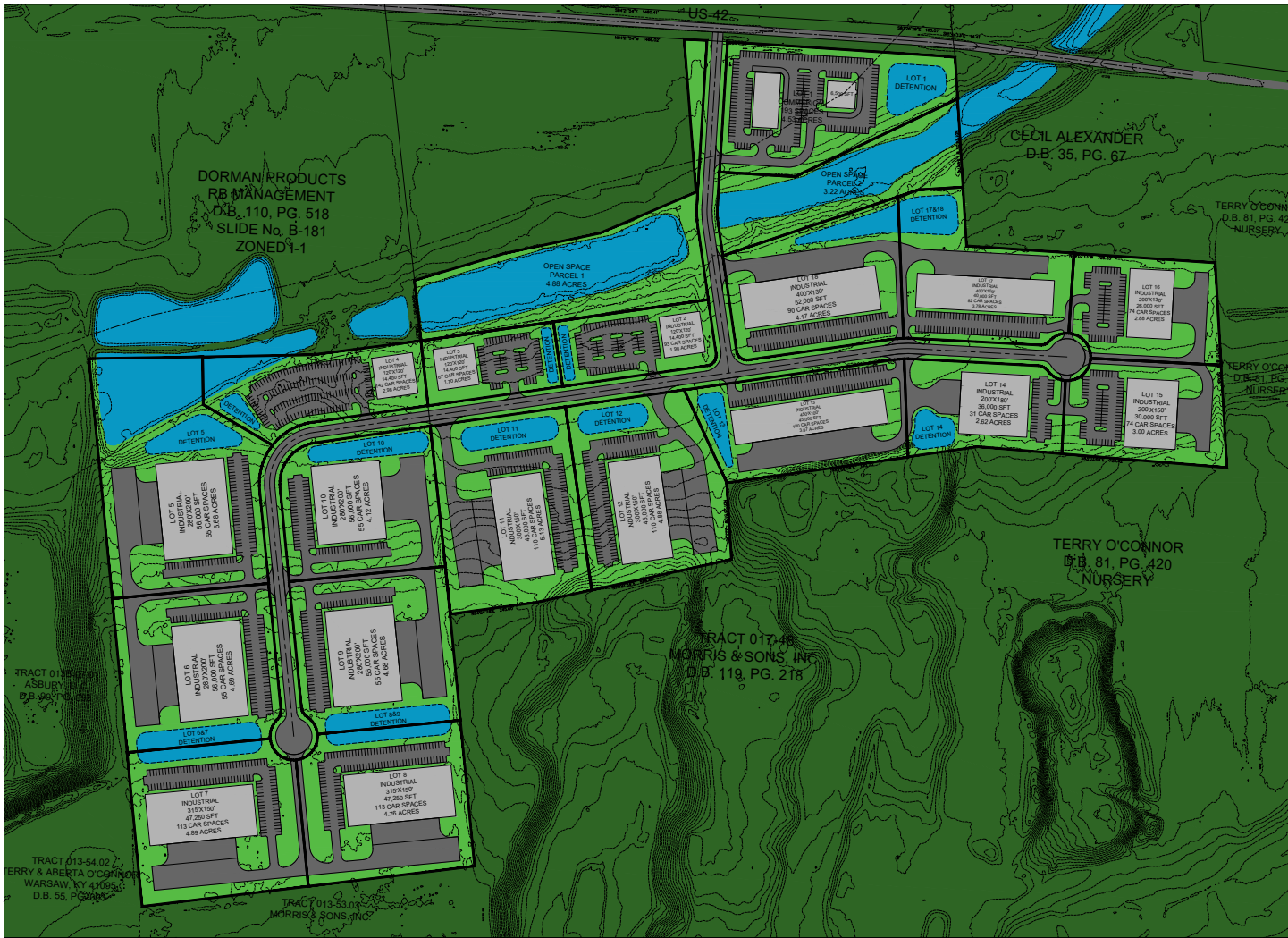
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**CONCEPT A** - Multiple building options ranging from 14,000 SF to 56,000 SF



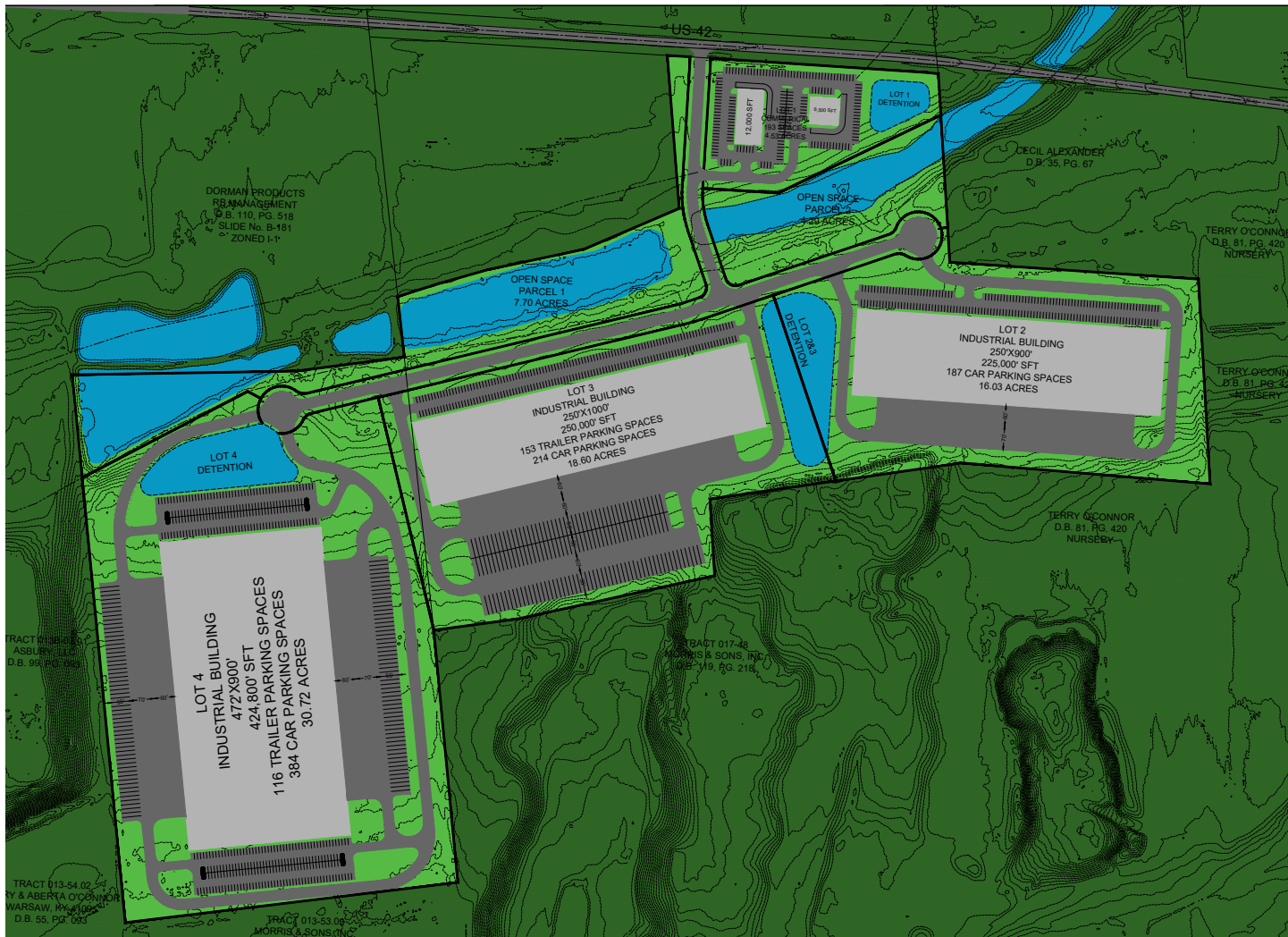
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**CONCEPT B** - Multiple building options ranging from 225,000 SF to 424,800 SF



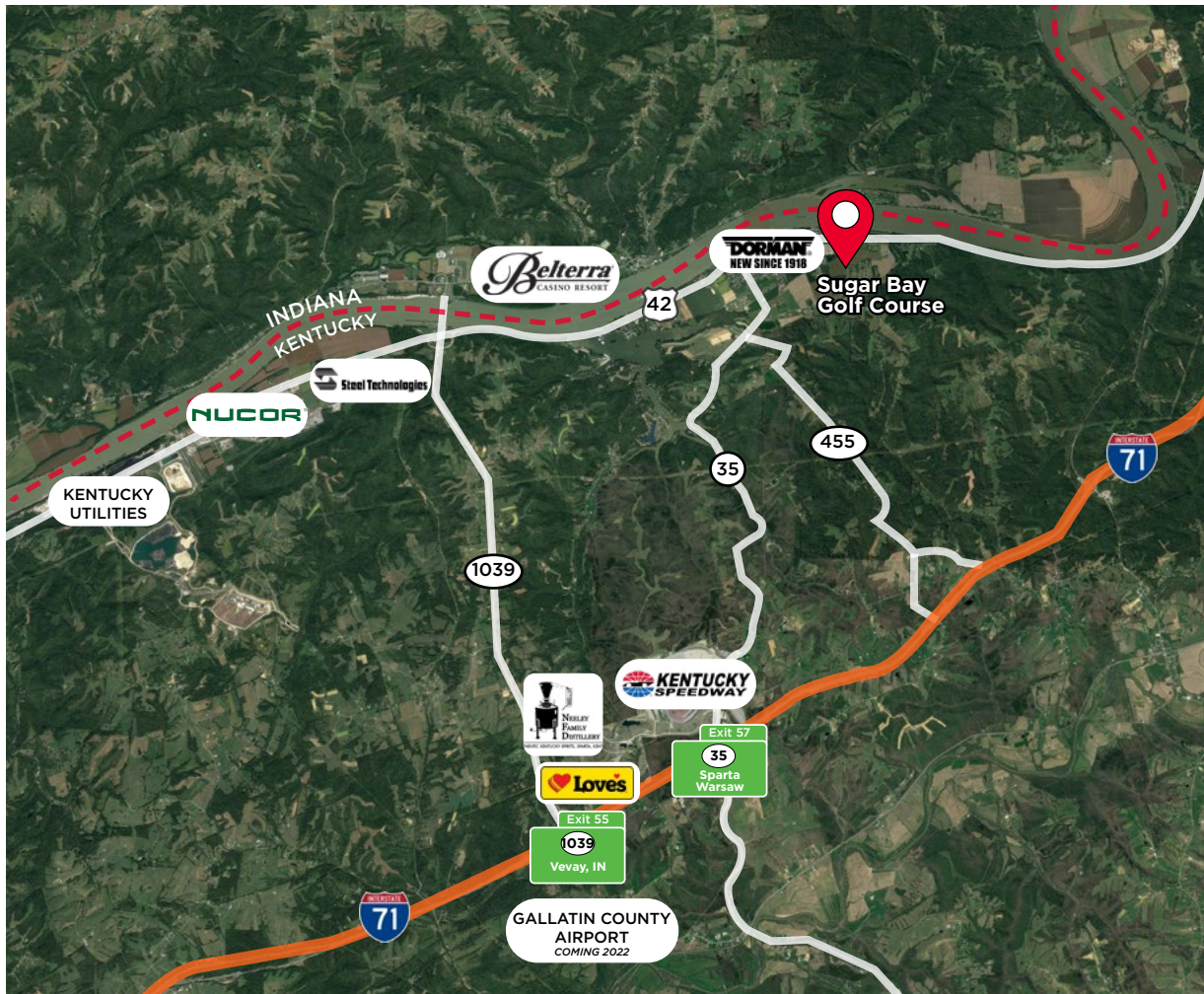
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## MARKET OVERVIEW



## WARSAW, KY, GALLATIN COUNTY

Warsaw, KY is conveniently located 39 miles southwest of Cincinnati, 66 miles northeast of Louisville and 74 miles northwest of Lexington.

Gallatin county is nestled on the banks of the Ohio River. The area boasts scenic waterways, picturesque country roads, and quaint communities of hard working people.

Gallatin County thrives on its education and jobs for their students and citizens.

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## DEMOGRAPHICS

