

INDUSTRIAL FOR SALE & LEASE

941 DUDLEY ROAD

Edgewood, KY 41017



PROPERTY DESCRIPTION

Excellent opportunity to lease or acquire a well-located Industrial property in Edgewood, KY. This property offers approximately 7,351 SF with 5,251 SF available for lease. 941 Dudley features clear span warehouse space, high ceilings, five private offices, a central kitchen area, a mezzanine above the warehouse space and a 2,100 SF addition that currently operates as a sports training facility. It boasts excellent visibility and accessibility, making it attractive to both employees and clients alike. This industrial property is only .3 miles from the I-275 ramp, giving it quick access to major transportation routes.

PROPERTY HIGHLIGHTS

- Ample warehouse space with high ceilings
- .3 Miles to the I-275 Ramp
- 5 Private Offices
- Clear Span Warehouse with Mezzanine
- 2,100 sq ft addition Built out as sports training facility

OFFERING SUMMARY

Sale Price:	\$899,000
Lease Rate:	\$4,000 per month (MG)
Number of Units:	1
Available SF:	5,251 SF
Lot Size:	0.98 Acres
Building Size:	7,351 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,219	7,085	23,686
Total Population	3,240	17,759	56,520
Average HH Income	\$98,117	\$95,592	\$87,024

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRETT SLUSHER

Commercial Associate
O: 859.630.5391
C: 859.630.5391
brettslusher@gmail.com
KY #291586

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

INDUSTRIAL FOR SALE & LEASE

941 DUDLEY ROAD

Edgewood, KY 41017



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRETT SLUSHER
Commercial Associate
O: 859.630.5391
C: 859.630.5391
brettslusher@gmail.com
KY #291586

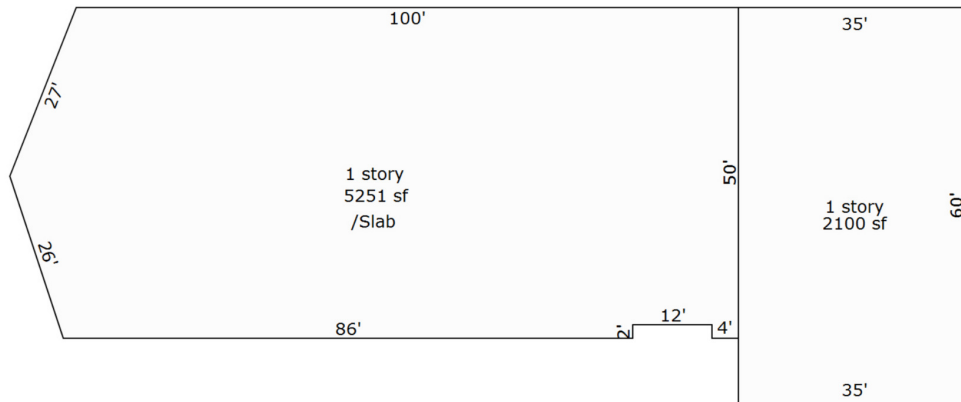
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

INDUSTRIAL FOR SALE & LEASE

941 DUDLEY ROAD

Edgewood, KY 41017



Sketch by Apex Sketch

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRETT SLUSHER
Commercial Associate
O: 859.630.5391
C: 859.630.5391
brettslusher@gmail.com
KY #291586

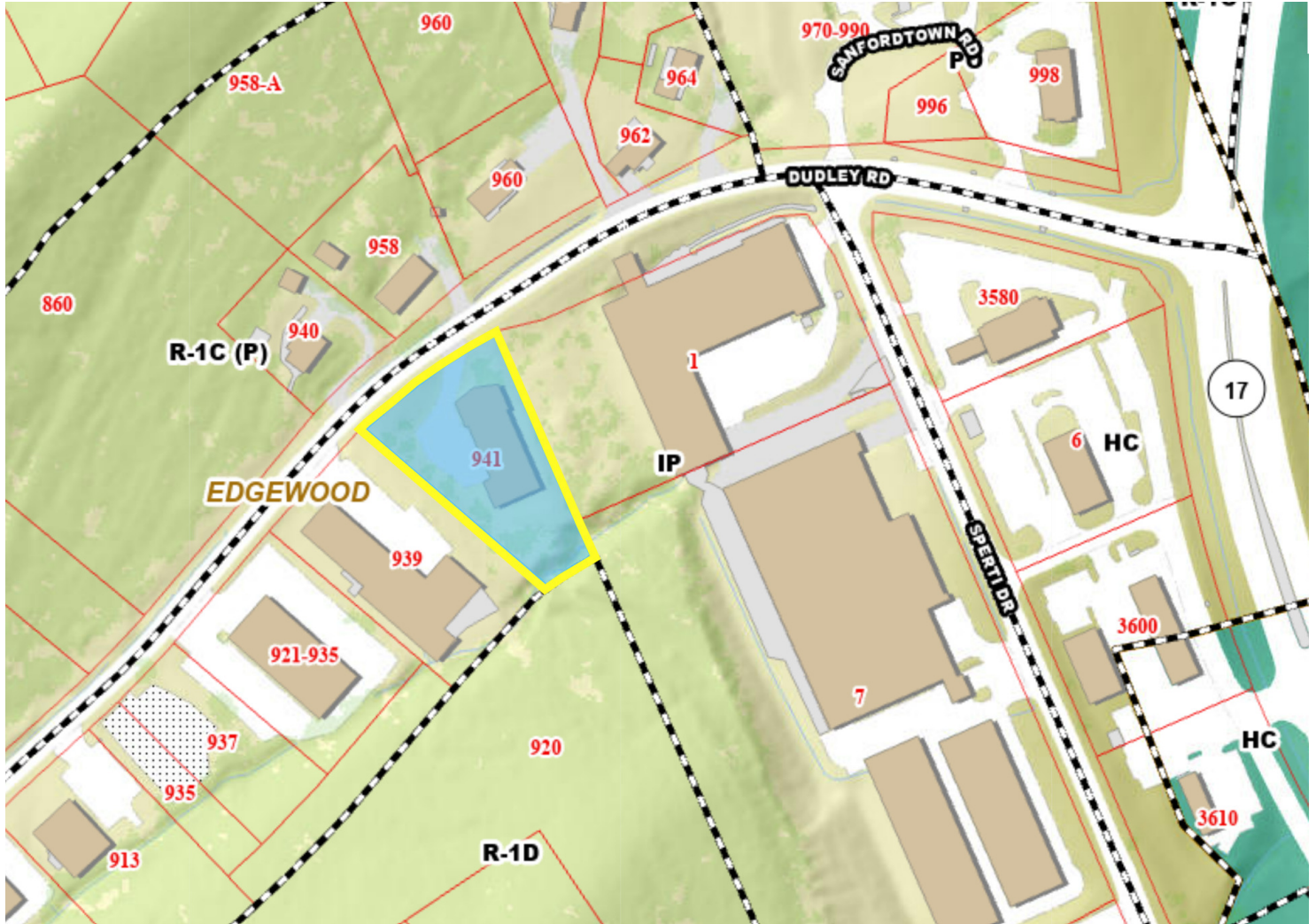
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

INDUSTRIAL FOR SALE & LEASE

941 DUDLEY ROAD

Edgewood, KY 41017



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRETT SLUSHER
Commercial Associate
O: 859.630.5391
C: 859.630.5391
brettslusher@gmail.com
KY #291586

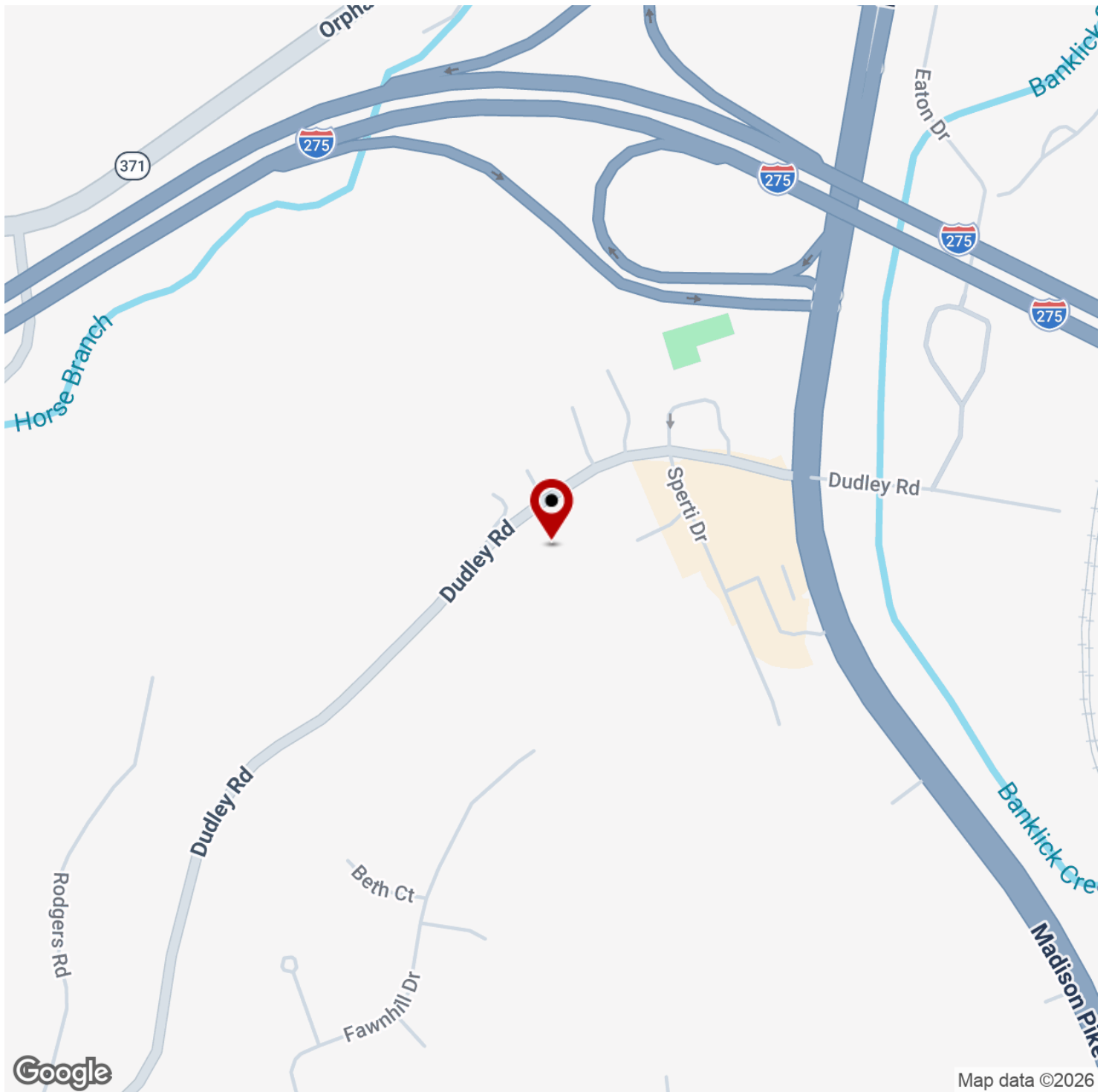
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

INDUSTRIAL FOR SALE & LEASE

941 DUDLEY ROAD

Edgewood, KY 41017



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRETT SLUSHER
Commercial Associate
O: 859.630.5391
C: 859.630.5391
brettslusher@gmail.com
KY #291586

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

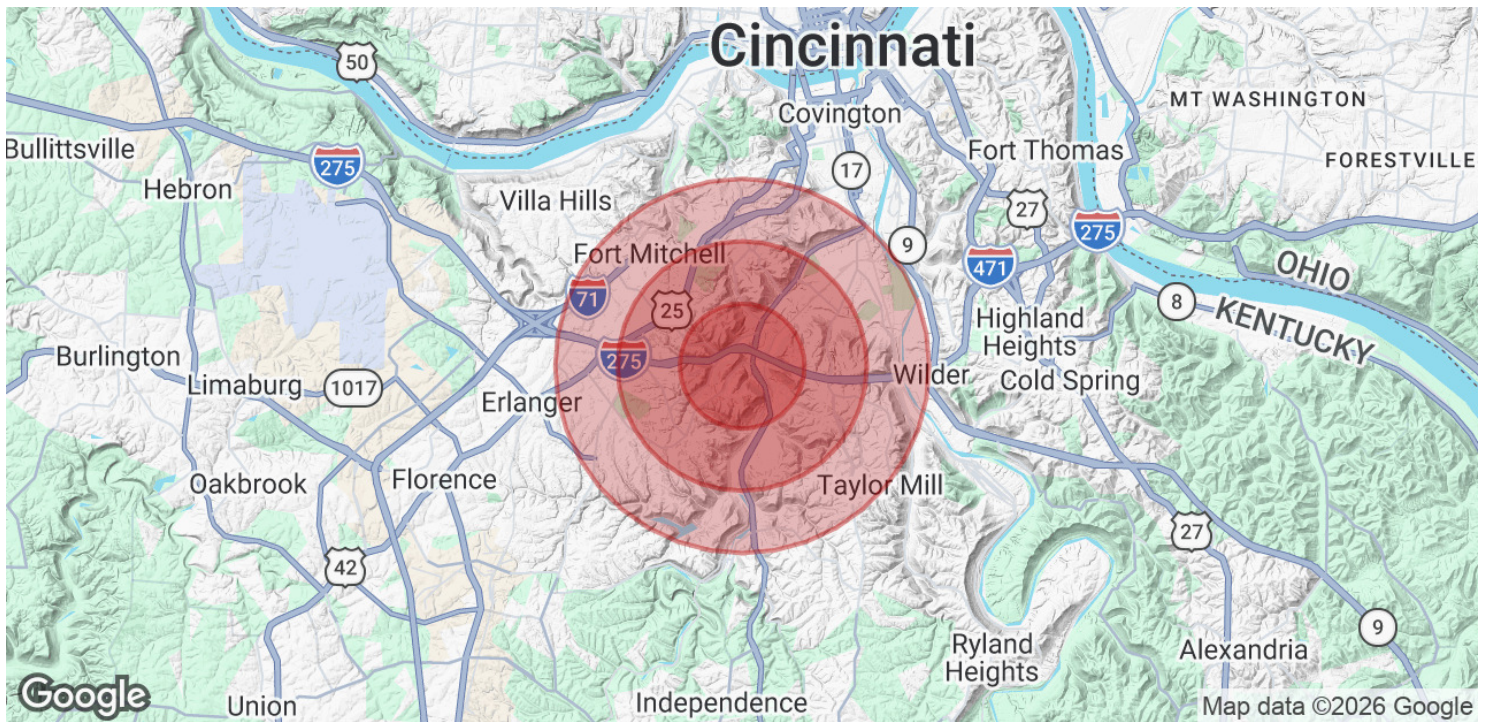
Each Office Independently Owned and Operated kwcommercialagent.com

INDUSTRIAL FOR SALE & LEASE



941 DUDLEY ROAD

Edgewood, KY 41017



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,240	17,759	56,520
Average Age	39.0	39.2	39.6
Average Age (Male)	35.1	36.8	37.4
Average Age (Female)	43.2	41.2	41.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,219	7,085	23,686
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$98,117	\$95,592	\$87,024
Average House Value	\$255,206	\$242,080	\$195,178

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRETT SLUSHER
Commercial Associate
O: 859.630.5391
C: 859.630.5391
brettslusher@gmail.com
KY #291586

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042