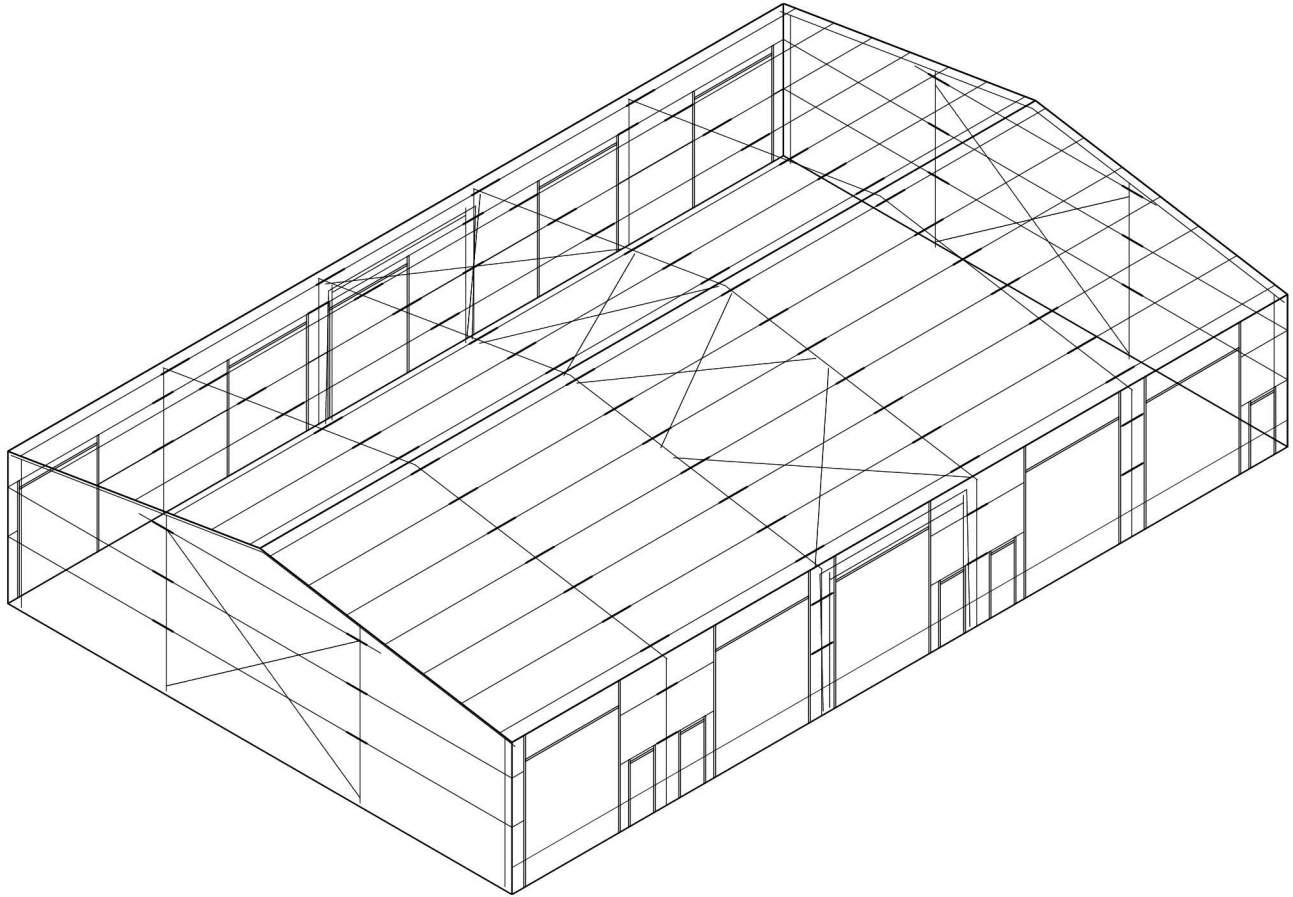




3230 Warehouse Road

OWENSBORO, KY



- Up to $\pm 13,000$ SF available across two brand-new industrial buildings, with the flexibility to lease a single $\pm 1,300$ SF suite, combine multiple bays, take an entire $\pm 6,500$ SF building, or occupy the full project.
- New-construction industrial/flex space designed for warehouse, distribution, contractor, service, and light industrial users.
- 17' eave height with pre-engineered steel construction.
- Flexible footprint for growing companies that want the ability to start with one bay today and expand into additional space as operations grow.
- Surrounded by major industrial and manufacturing users, including PepsiCo, Swedish Match, Green River Distilling Co., DART, Nutrien, Helena Agri-Enterprises, Barnhart, Hickory Springs, Specialty Foods Group, and others shown on the surrounding-user aerial.
- Shared loading dock area between the two buildings, giving users better loading flexibility than typical small-bay industrial space.
- Individually metered suites with plumbing available for restrooms and options for office finish-out.
- Pre-leasing now with anticipated availability currently targeted for December 2026.



Early September 2026



Positioned in the heart of Owensboro's established industrial corridor, surrounded by some of the region's most recognizable manufacturing, distribution, and industrial users.



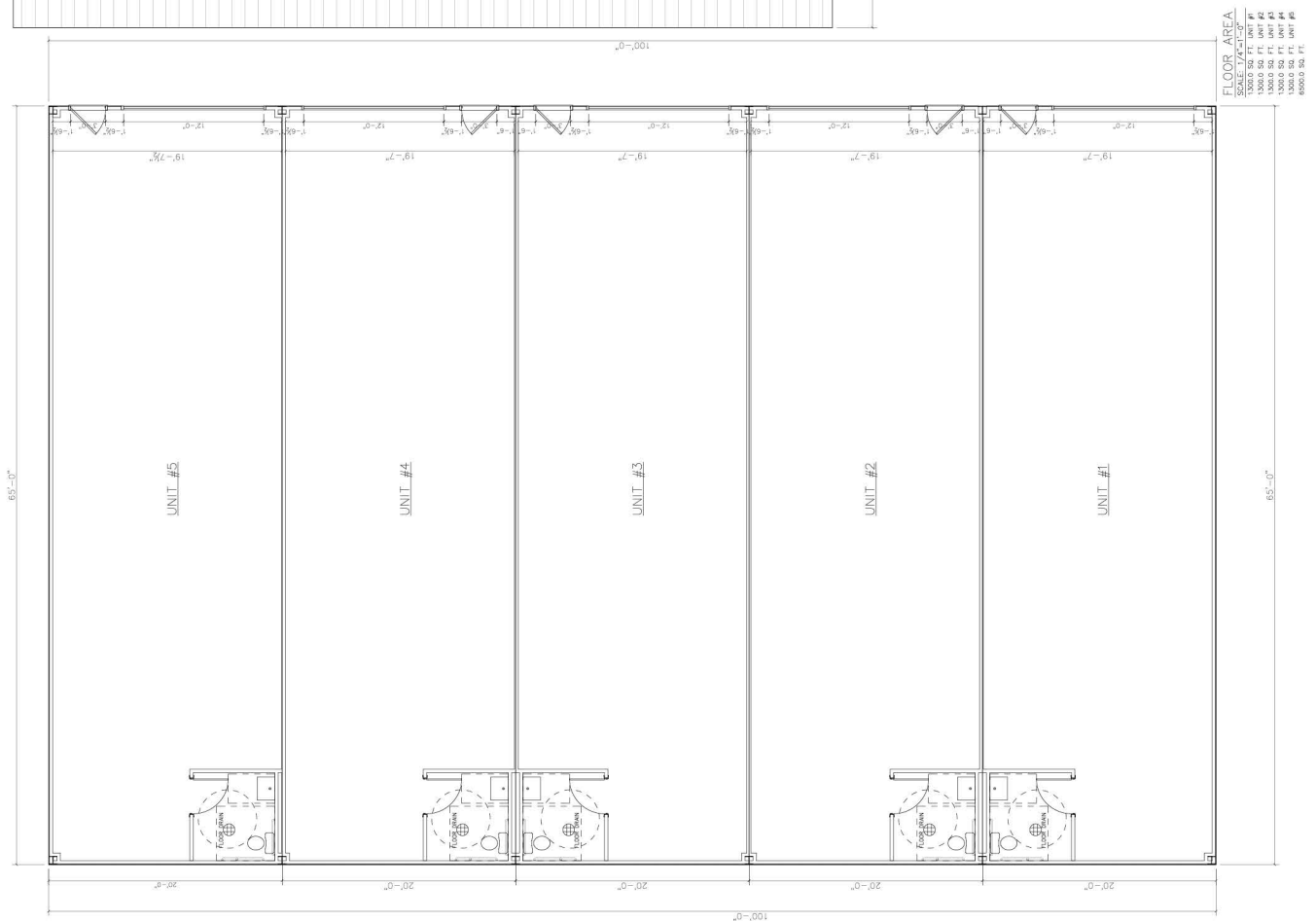
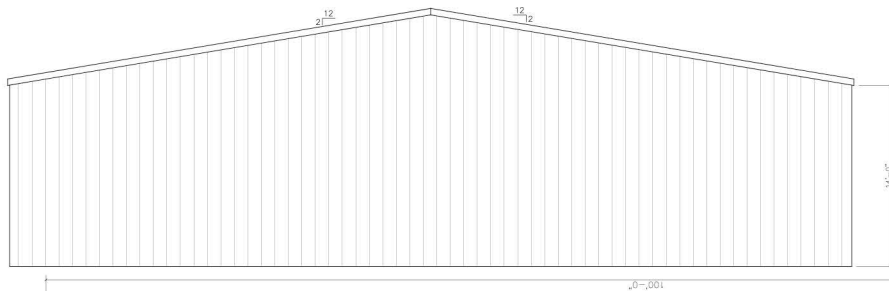
CHARCOAL METAL ROOF

ASH GRAY PINK PANELED

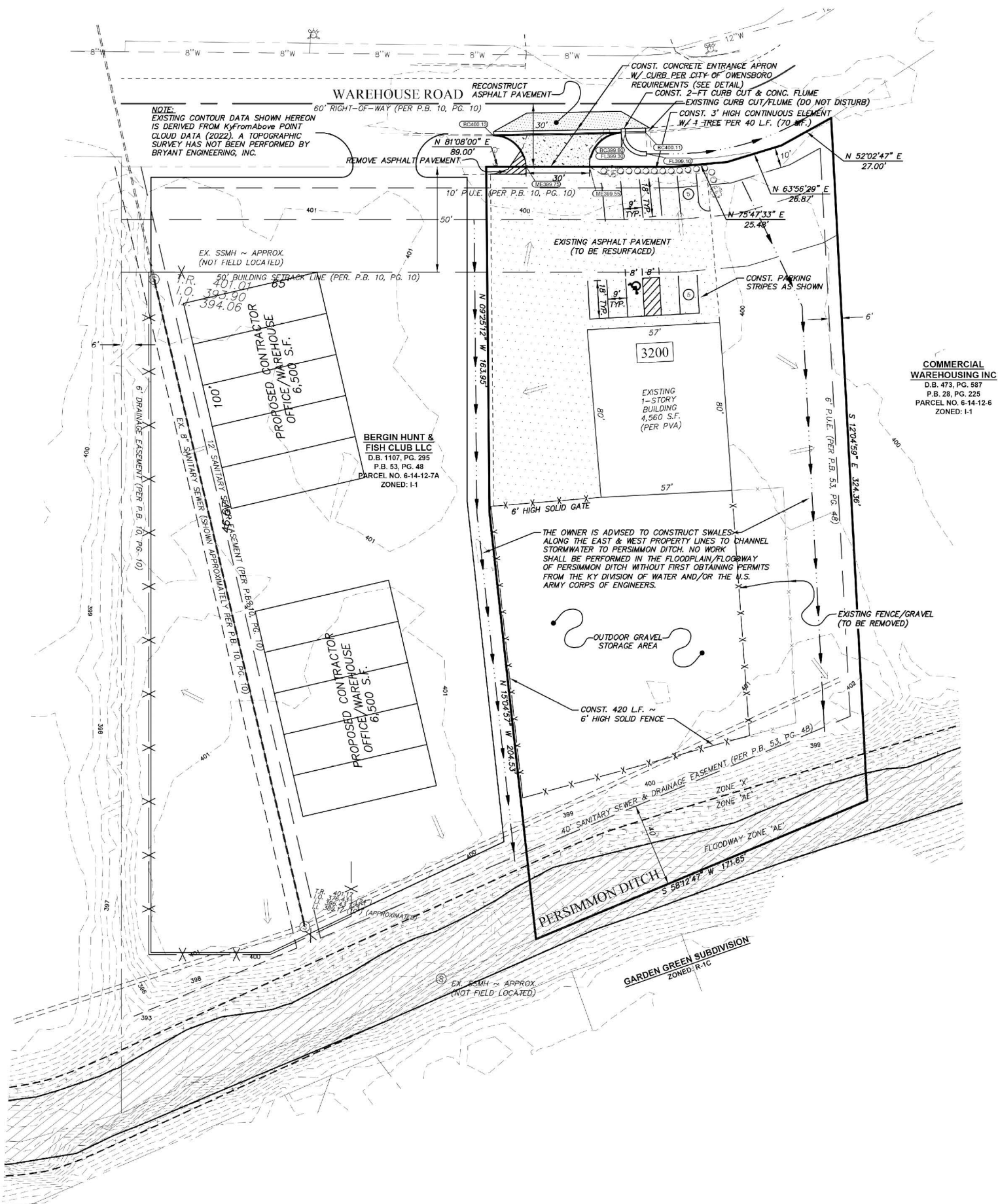
LIMESTONE

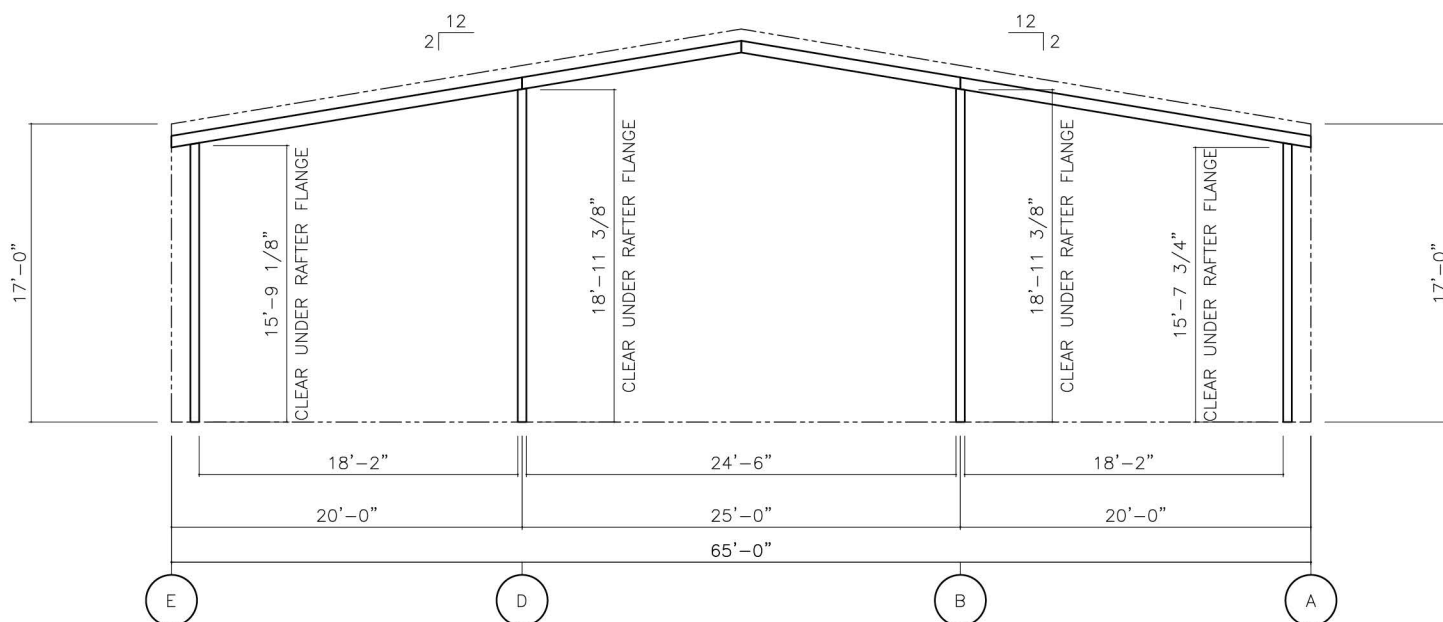
FRONT ELEVATION

SCALE: 1/4"=1'-0"



SITE PLAN





BASE — FRAME @ LINE(S) 1,6

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.



FAHR JUNEJA
PARTNER & PRINCIPAL BROKER

Louisville, KY
(502) 744-1465
fahr@gulfstreamdev.com



HAYDEN RINEY
LICENSED AGENT

Owensboro, KY
(270) 993-2056
hriney@envisionky.com