

5630 Airline Road

HENDERSON, KY

This versatile 38,245 SF industrial complex, situated on 5.4 acres of M-1 zoned land, offers a unique blend of office, warehouse, and garage spaces. With its strategic layout, on-site fueling capabilities, and secure premises, this property is ideally suited for a wide range of industrial operations seeking a turn-key solution.

- 32,245 sq ft main building with 4,800 sq ft of office space and 27,445 sq ft of adaptable warehouse/shop areas
- 18,000 sq ft unheated shop with high ceilings (up to 21' eave height) and large 21' x 15' garage doors
- On-site fueling station with gas pumps and underground fuel containers
- Trailer-height loading dock and multiple oversized doors for easy access and logistics
- Separate 6,000 sq ft rear building for additional storage or operations
- Gated and fenced yard for enhanced security
- Flexible space configuration suitable for various industrial uses





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20,747 AVERAGE DAILY TRAFFIC



DENSE RESIDENTIAL AREA



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and **Investment Partners** from the ground up.





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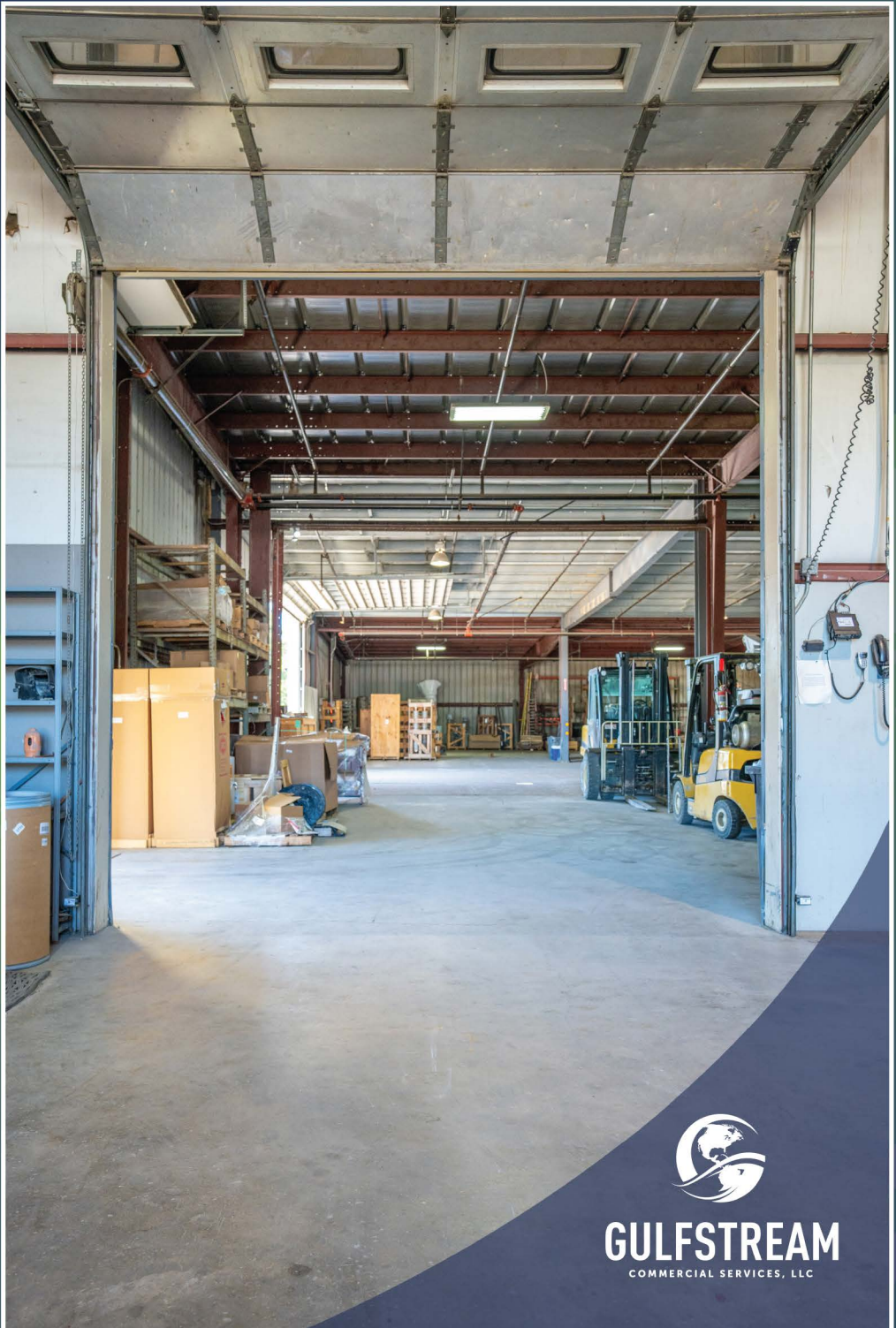
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