

## INDUSTRIAL PROPERTY FOR LEASE

# 245 PORTER PIKE

245 Porter Pike, Bowling Green, KY 42103



### PROPERTY DESCRIPTION

Introducing 245 Porter Pike, an exceptional commercial property poised for success in Bowling Green, KY. This versatile space offers a prime location, optimal for industrial, or mixed-use endeavors. The property boasts a strategic position with excellent accessibility and functionality, coupled with ample parking to accommodate customers and employees alike. Its flexible design and layout make it an ideal canvas for businesses to thrive and grow. With its impressive amenities and adaptable floor plan, this property presents a compelling leasing opportunity for forward-thinking enterprises. Elevate your business in the vibrant heart of Warren County at 245 Porter Pike.

### PROPERTY HIGHLIGHTS

- - Well located for industrial or mixed use businesses
- - Excellent accessibility for local and regional distribution.
- - Abundant parking for customers and employees
- - Flexible design and layout for versatile business needs

### OFFERING SUMMARY

Lease Rate:	\$11.25 SF/yr (MG)
Number of Units:	2
Available SF:	14,400 SF
Lot Size:	1.1 Acres
Building Size:	36,753 SF
Office Space:	Approx 1,350 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	181	336	797
Total Population	434	804	1,921
Average HH Income	\$68,846	\$69,745	\$81,036

## Eric St. John, CCIM

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

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Maxar Technologies

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### LOCATION DESCRIPTION

Discover the thriving industrial landscape surrounding 245 Porter Pike in Bowling Green, KY. Situated in a hub of economic activity, this prime location offers proximity to major transportation arteries, including I-65, fostering seamless logistics and distribution capabilities. The area is renowned for its skilled labor force and strong manufacturing presence, with notable employers like Fruit of the Loom and Magna International. Nearby, the Kentucky Transpark serves as a magnet for industrial and flex space tenants, capitalizing on its strategic infrastructure and business amenities. Embrace the dynamic opportunities presented by the area's industrial ecosystem, where the property at 245 Porter Pike stands poised to elevate your operations to new heights.

### SITE DESCRIPTION

This site includes a large shared concrete driveway to the rear of the property and the potential for a small outside storage area. The front of the building includes a large concrete parking area, great outdoor security lighting, and two curb cuts to Porter Pike.

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