

INDUSTRIAL PROPERTY FOR LEASE

351 SCOTTYS WAY

Bowling Green, KY 42101



PROPERTY DESCRIPTION

8 acres of graveled and concrete and over 40,000 SF of existing pre-engineered steel buildings to utilize. Zoned heavy industrial and well positioned for access to I-65 and Kentucky Transpark. Nashville, TN located 60 miles to the south and Louisville, KY located 100 miles to the north. 1,200 amps of power. 24' eave height in main building with (2) 20' wide drive-in doors (18' tall in front and 20' tall in the rear). Main Building = 16,750 SF + 4,500 SF open end front section.

PROPERTY HIGHLIGHTS

- 8 acres of gravel and concrete surface
- Zoned heavy industrial
- Over 40,000 SF of existing pre-engineered constructed steel structures
- 1200 Amps of Electrical
- Dry Sprinkler System in main building and 1,200 SF of office space

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Up To 40,000 SF
Lot Size:	8 Acres
Building Size:	21,440 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	244	790
Total Population	121	597	1,966
Average HH Income	\$58,814	\$58,822	\$63,157

Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

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Neal Turner Realty
Commercial and Industrial Brokerage

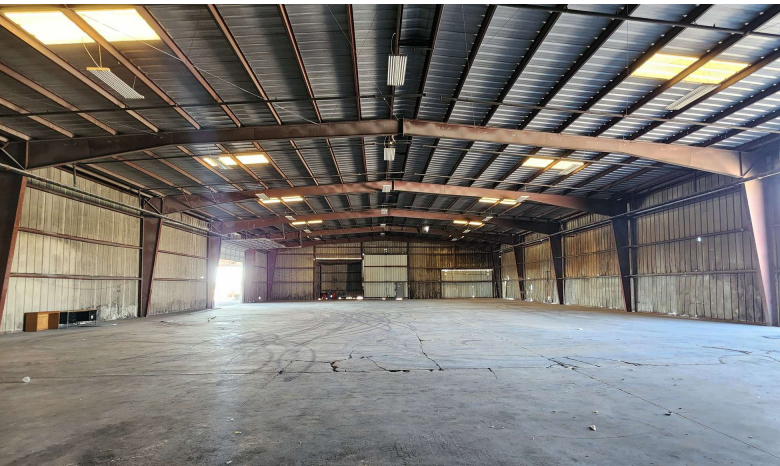
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351 SCOTTYS WAY- MAIN BUILDING

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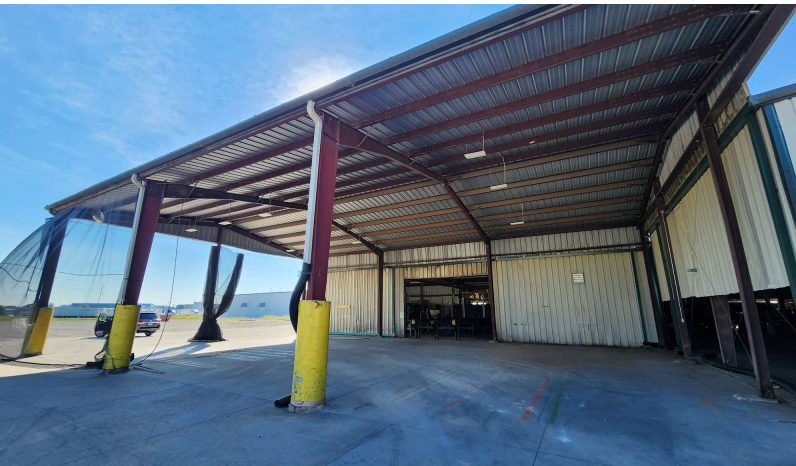
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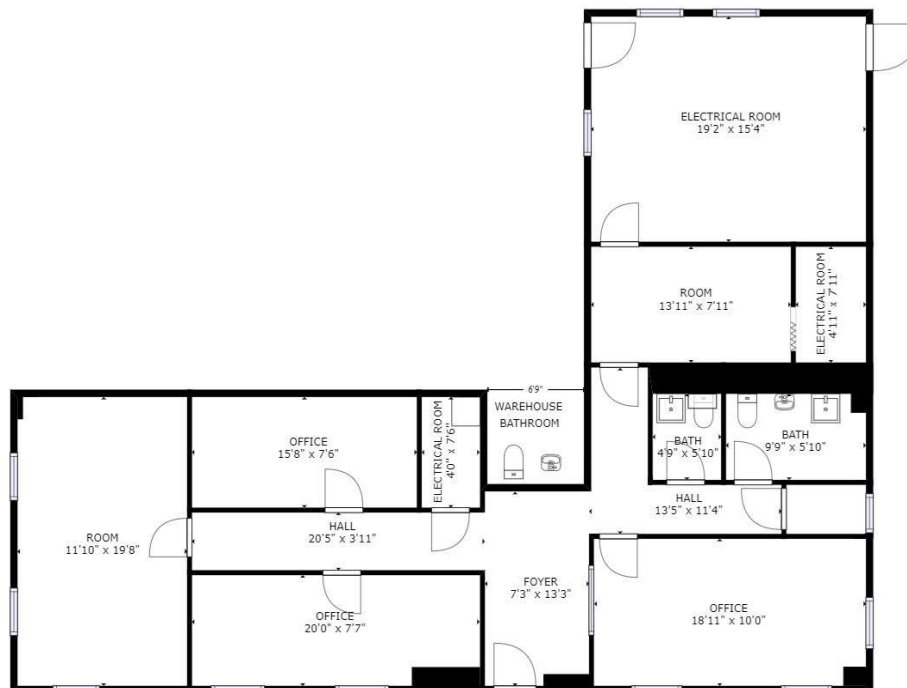
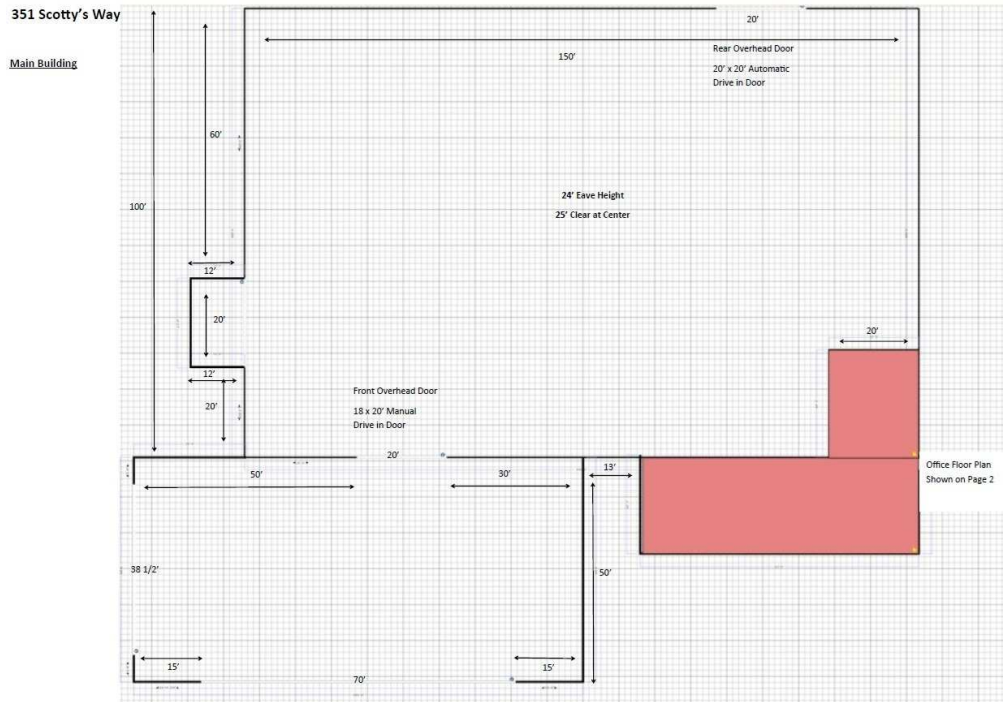
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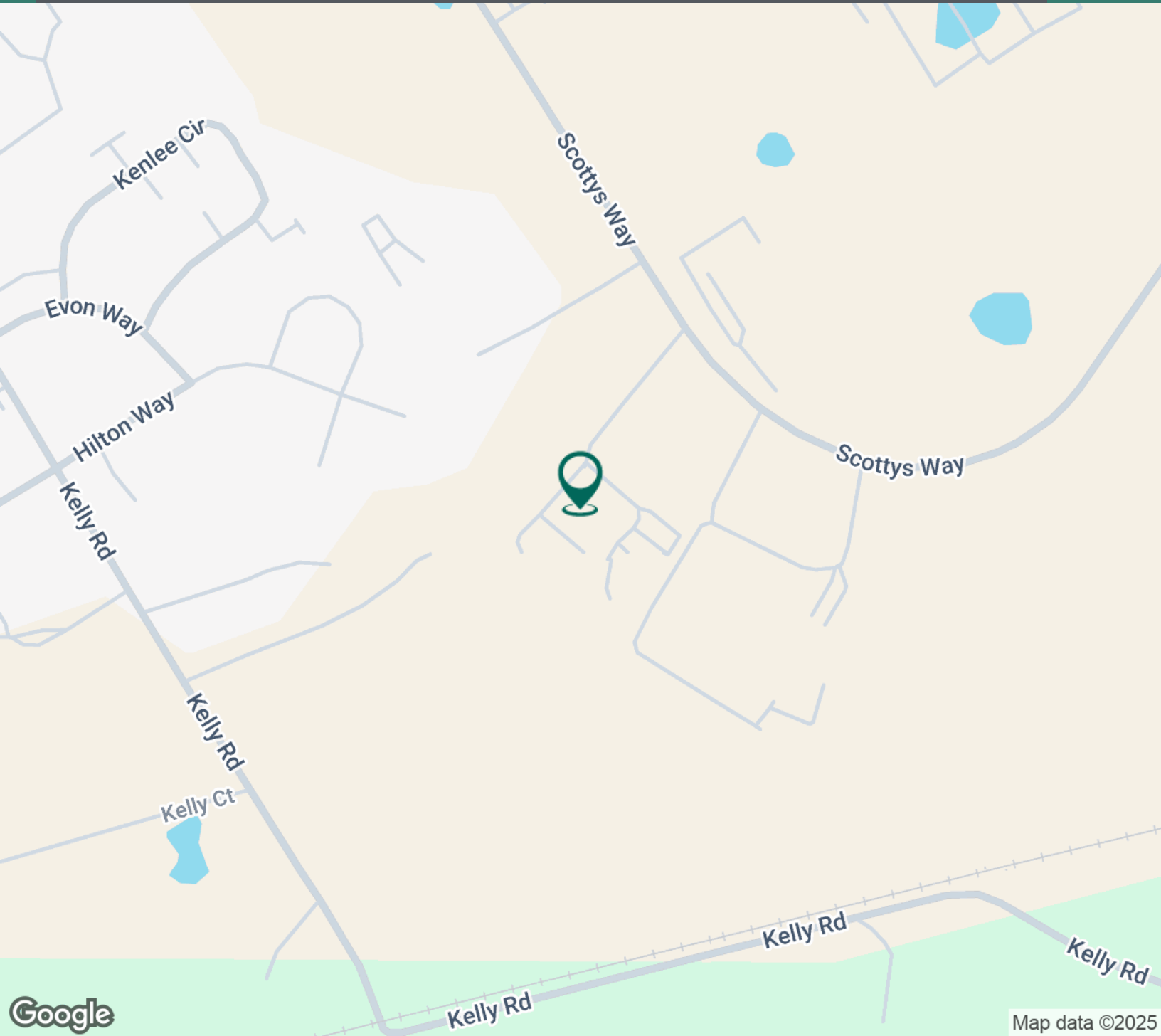
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