30,300 SF MODERN WAREHOUSE - MANUFACTURING OR DISTRIBUTION

252 Commerce Dr, Tompkinsville, KY 42167

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the industrial landscape of Tompkinsville – a meticulously crafted 30,300 SF building, built in 2015 and 2021. This 100% climate-controlled facility features HVAC and offers a free-span steel design without interior columns, providing a versatile and efficient layout for industrial, warehouse, and distribution operations. Boasting modern amenities and a strategic location within the Tompkinsville area, this property presents an ideal environment for maximizing operational efficiency. The warehouses include 5 dock high doors for semi truck loading and 2 grade level doors. With its recent construction and well-appointed features, this turnkey facility is well-suited to meet the needs of discerning investors seeking quality industrial and warehouse spaces in this dynamic market.

PROPERTY HIGHLIGHTS

- Total of 30,300 SF industrial facility
- 20,000 SF Built in 2021
- 10,300 SF Built in 2015
- Flexible floor plan for various operations
- 100% Temp Controlled and Clear span design
- High ceilings for ample vertical storage, 24' at eaves
- Racking in Place and Included
- Ample parking and truck maneuvering space
- Close proximity to major transportation routes

OFFERING SUMMARY

Sale Price:	$2,350,000
Lot Size:	2.88 Acres
Total Building Size:	30,300 SF

Eric St. John, CCIM

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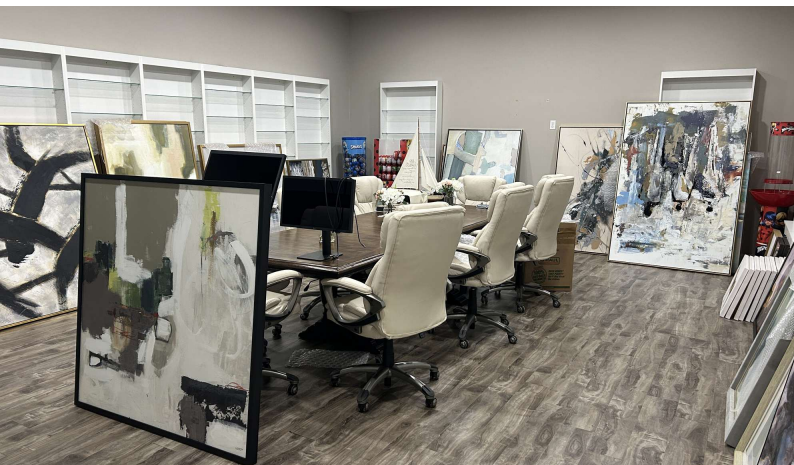**Neal Turner Realty**
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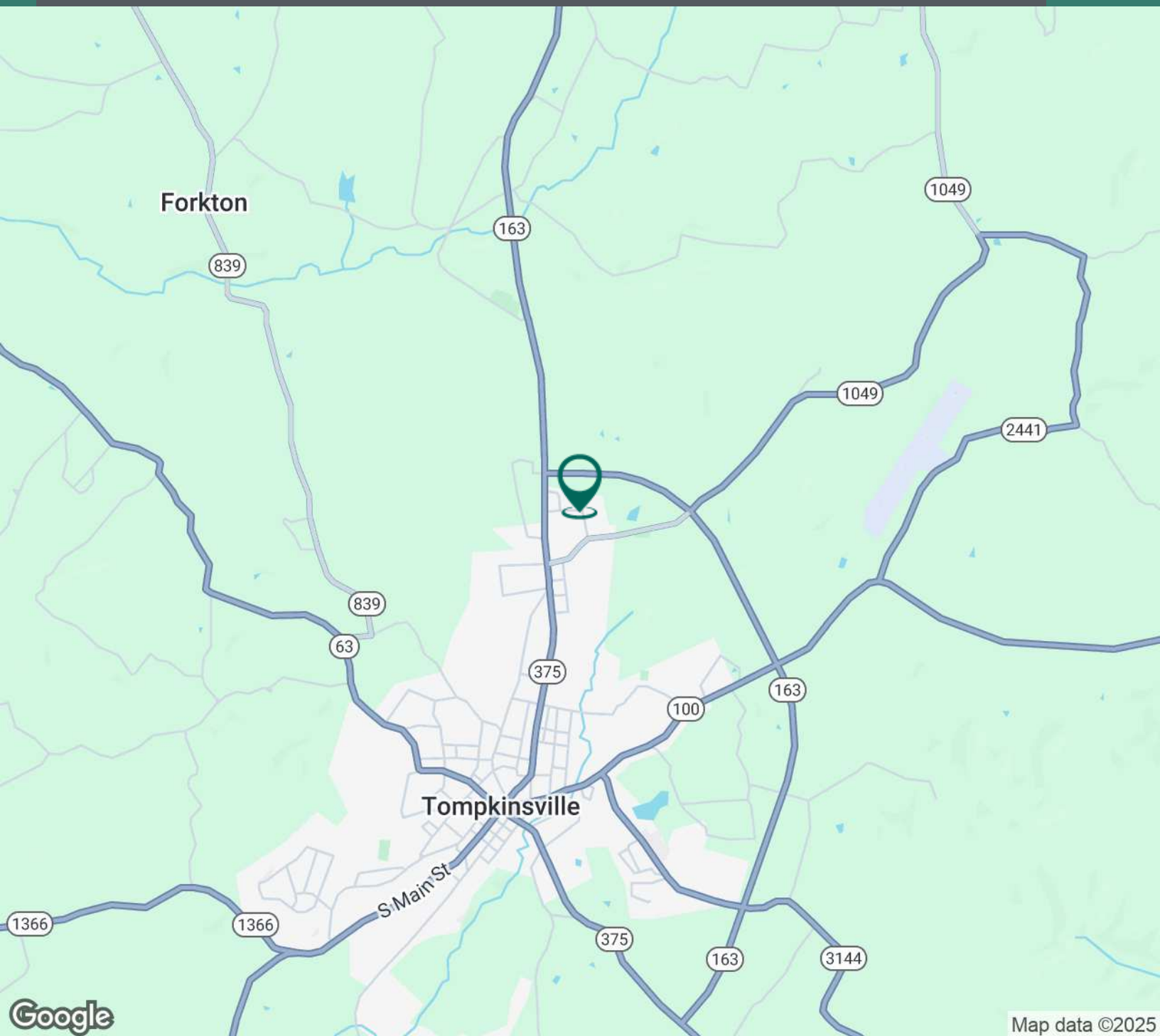Cell: 270.779.0017
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	427	3,932	5,662
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	45	45	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	184	1,655	2,349
Persons per HH	2.3	2.4	2.4
Average HH Income	$57,104	$67,023	$71,900
Average House Value	$188,615	$192,246	$194,377
Per Capita Income	$24,827	$27,926	$29,958

Map and demographics data derived from AlphaMap

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20,000 SF
24' at the eaves
Clear span design

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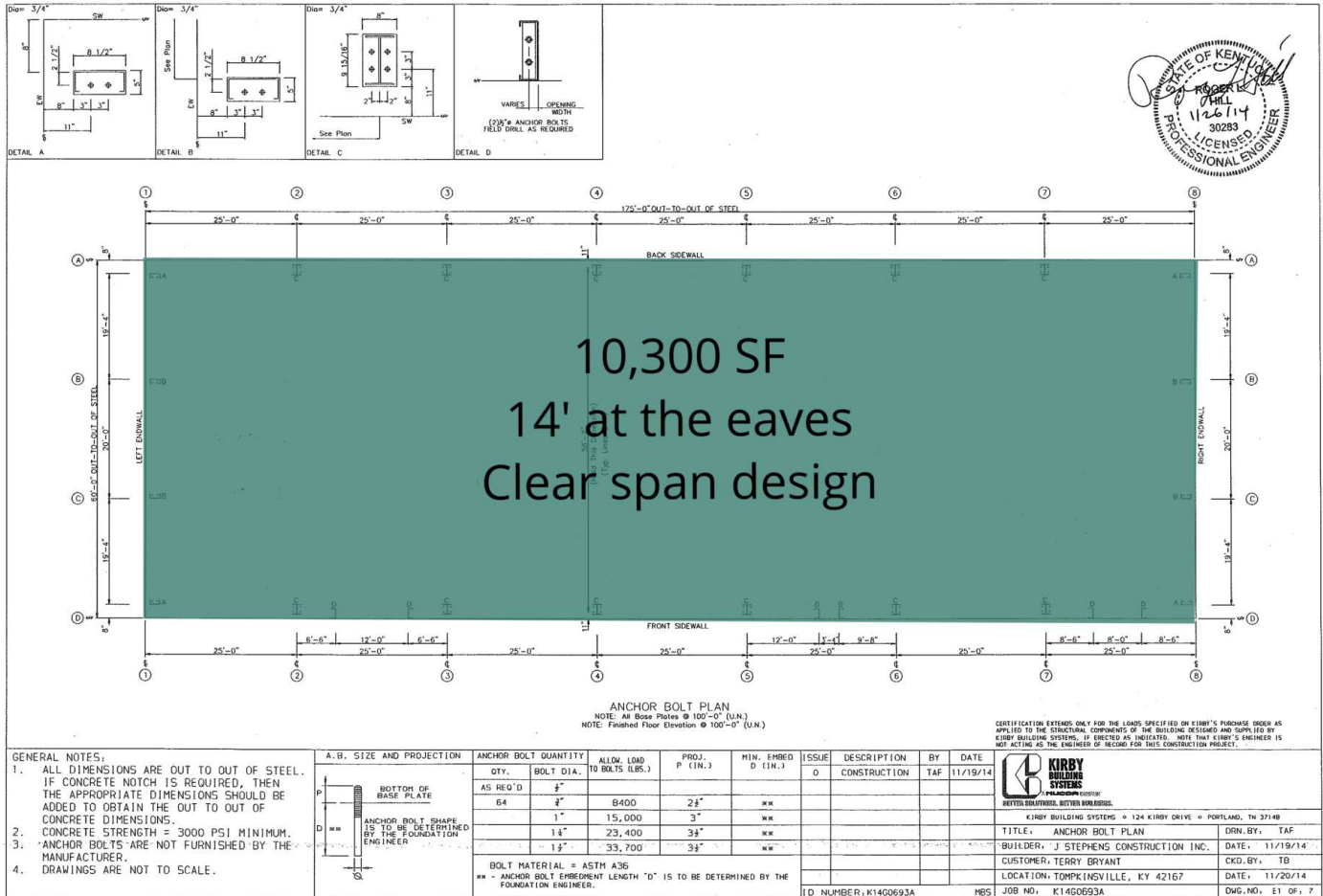Commercial and Industrial Brokerage

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10,300 SF
14' at the eaves
Clear span design

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BUILDING INFORMATION

Max Ceiling Height	25' 6" clear
Minimum Ceiling Height	24' and 14' at the eaves
Office Space	2,300 SF
Number of Floors	1
Year Built	2021
Roof	TPO and Metal
Free Standing	Yes
Number of Buildings	2

PROPERTY HIGHLIGHTS

- Total of 30,300 SF industrial facility
- 20,000 SF Built in 2021
- 10,300 SF Built in 2015
- 100% Temperature Controlled
- 20,000 SF at 24' eaves
- 10,300 SF at 14'eaves
- Strategic location in Tompkinsville area
- Flexible floor plan for various operations
- Clear span design
- High ceilings for ample vertical storage
- Racking in Place and Included
- 5 Dock High Doors and 2 Large grade level doors
- Ample parking and truck maneuvering space
- Close proximity to major transportation routes
- Energy-efficient design for cost savings
- Modern amenities and high-quality finishes

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