



**FOR SALE OR LEASE**  
 277 Industrial Drive  
 Cadiz, KY

**AVAILABLE**  
**JANUARY 2026**

**Warehouse and Manufacturing Building**



**71,988 SF Building on 19.43 AC**

**Sale Price: \$3,850,000**

**Lease Price: \$4.95/SF NNN**

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# PROPERTY HIGHLIGHTS

**277 INDUSTRIAL DRIVE**

Cadiz, Kentucky 42211

**71,988 SF TOTAL**

AVAILABLE

**FOR SALE**

\$3,850,000

**FOR LEASE**

\$4.95 / SF

## MAP



- TOTAL BUILDING SIZE: 71,988 SF
- OFFICE AREA: Approx. 2,500 SF
- LAND ACREAGE: 19.43 AC
- EAVE HEIGHT: 18' at eave; 23' at apex; varies
- DOCK-HIGH LOADING: (4) dock-high doors
- DRIVE-IN LOADING: Multiple drive-in doors
- DOCK EQUIPMENT: Edge of dock levelers
- PARKING: Asphalt parking for more than 75 cars; concrete truck court
- CONSTRUCTION: Pre-engineered insulated
- SPRINKLER: Wet sprinkler system
- POWER: 480 / 270 Volts; 2000 Amps
- HVAC: Seven (7) Rheem & Comfortmaker HVAC units



SHIPPING DOCKS



WAREHOUSE

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Source: [triggindustry.com](http://triggindustry.com)  
 Source: [ced.ky.gov](http://ced.ky.gov)

## WHY CADIZ, TRIGG COUNTY?

- Less than one hour from Nashville, TN
- Area industries include Aerospace & Defense, Agriculture, Distribution and Automotive
- Trigg County labor market has over 189,000 workers in a 60-mile radius
- 6 miles from freight rail
- Cadiz location is within 70% of U.S. markets, meaning expedient delivery time
- Kentucky is within one day's drive of two-thirds of the U.S. population

### EMPLOYMENT OVERVIEW



**437**  
Total Businesses



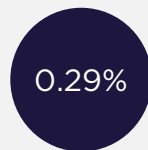
**189,000**  
Workers in a  
60-mile radius



**\$58,105**  
Median  
Household Income



**47.5**  
Median Age



**0.29%**  
2024-2029  
Population  
Growth Rate

### DEMOGRAPHICS

**13,334**  
Population



WAREHOUSE



LOADING