



Accelerating success.

# Office building for sale.

## Gateway Centre

8308 Lake Bonita Road, Catlettsburg, KY

### CONTACT US

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**Colliers | Cincinnati**

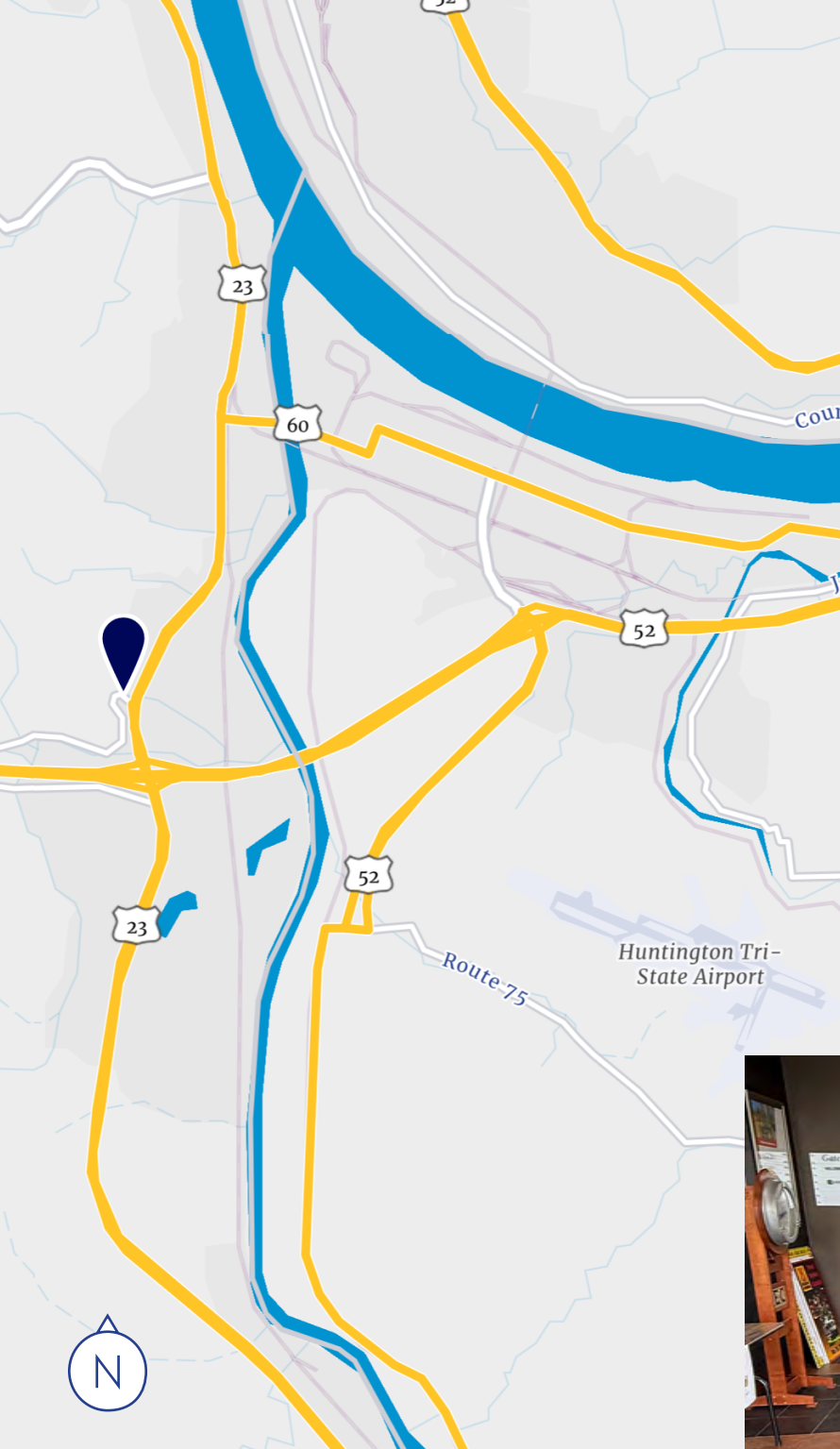
425 Walnut St | Suite 1200

Cincinnati, Ohio 45202

+1 513 721 4200

LOCATED ON I-64 & US HWY 23 (EXIT 191)



**SALE PRICE:****\$6,500,000****TOTAL SF**

35,748 SF

**STORIES**

Three (3)

**LOT SIZE**

2.51 Acres

**BUILT**

2015

**2025 DEMOGRAPHICS - 5 MILE RADIUS**

Population - 12,378

Avg. Household Income - \$79,966

Total Businesses - 456

Total Employees - 7,310

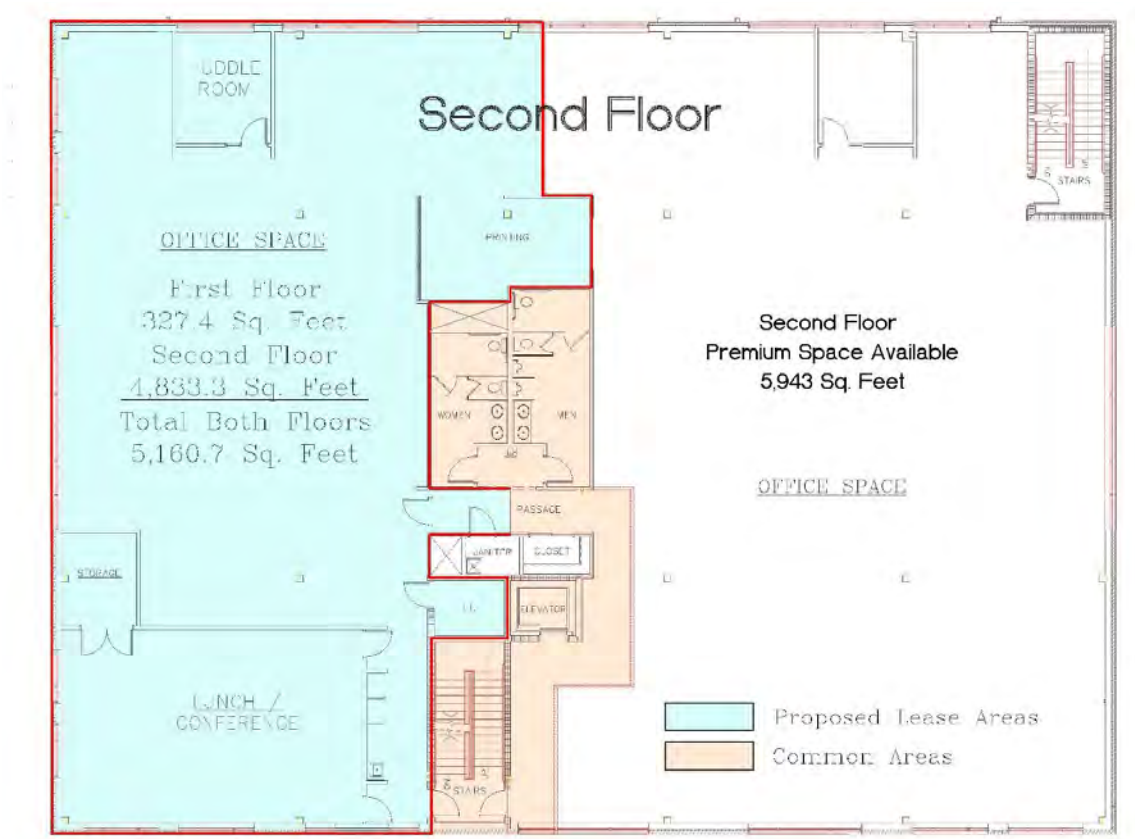
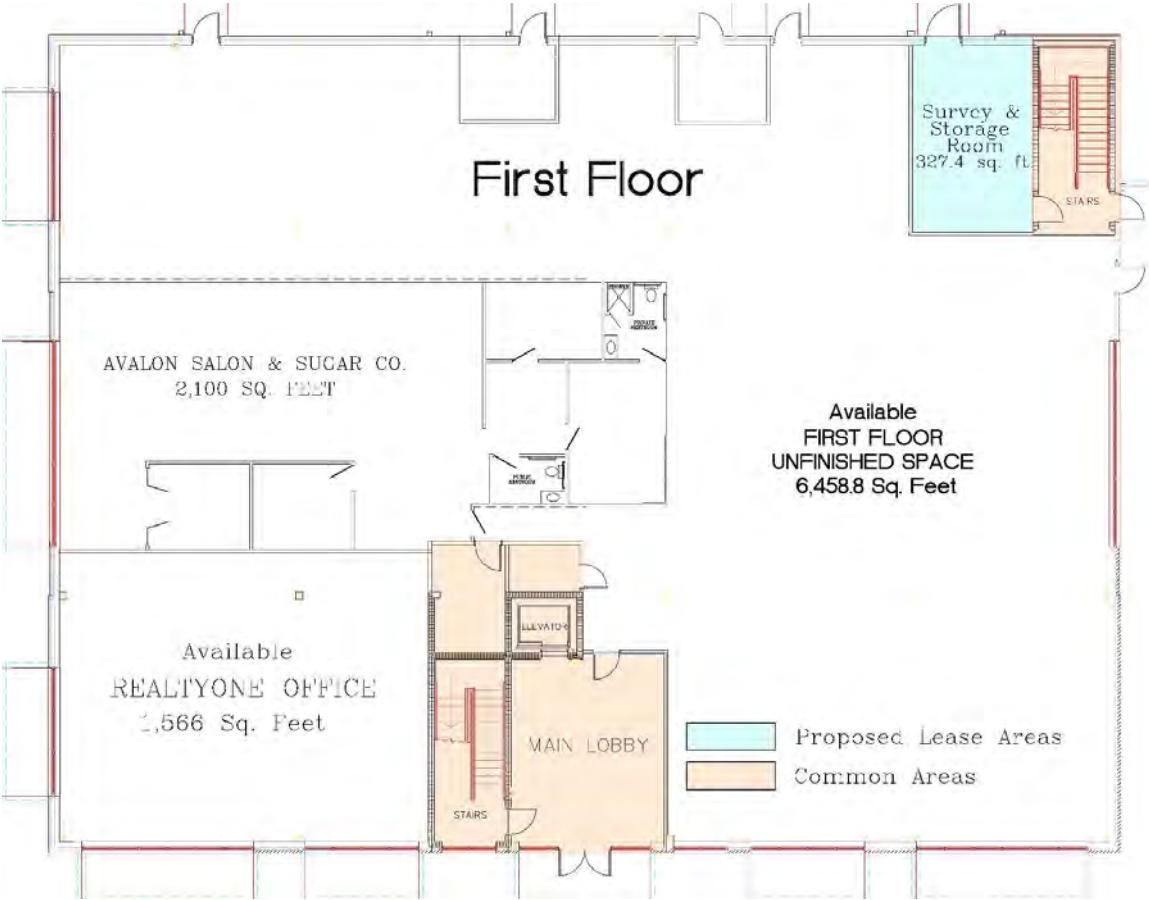


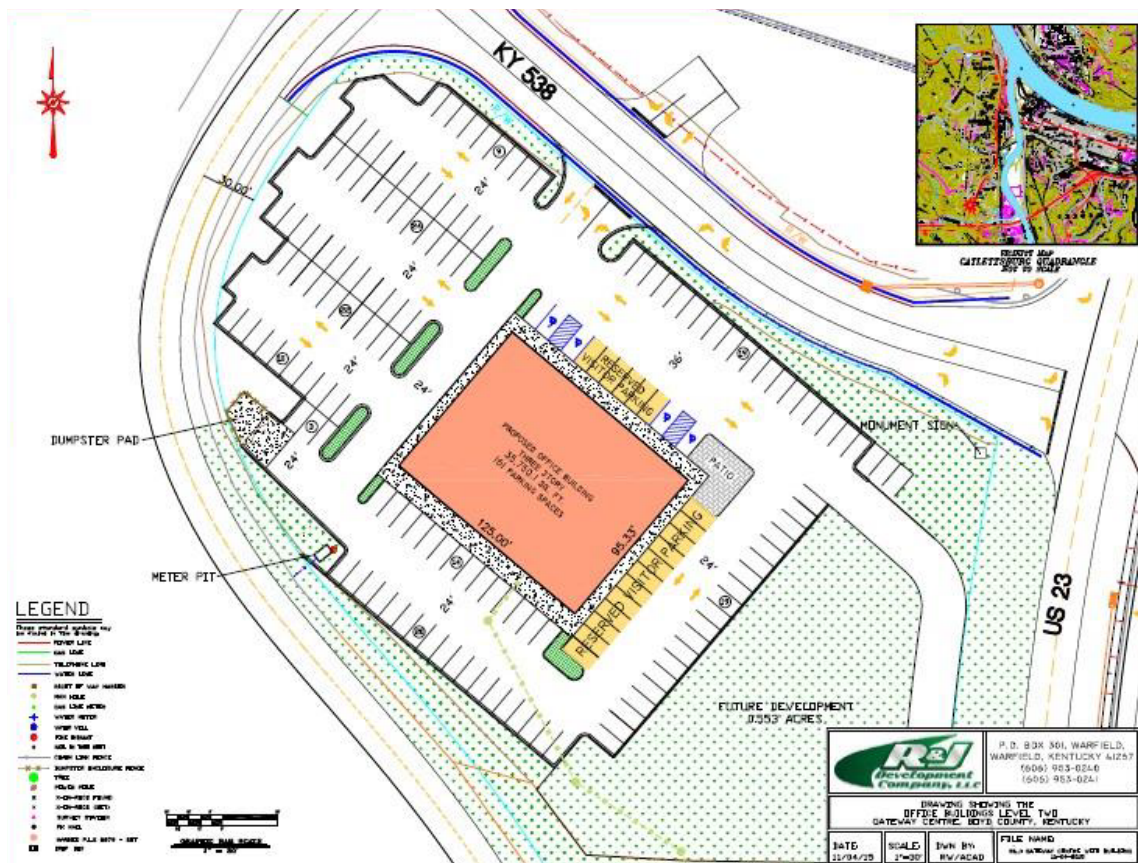
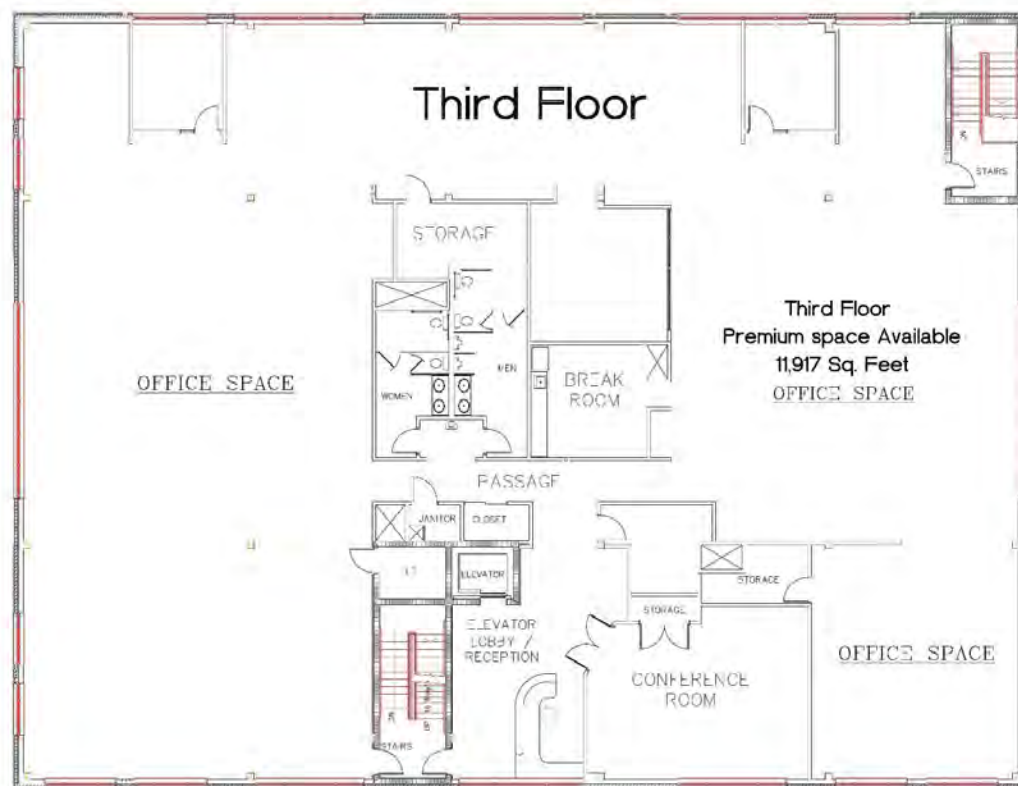
## 8308 Lake Bonita Rd.

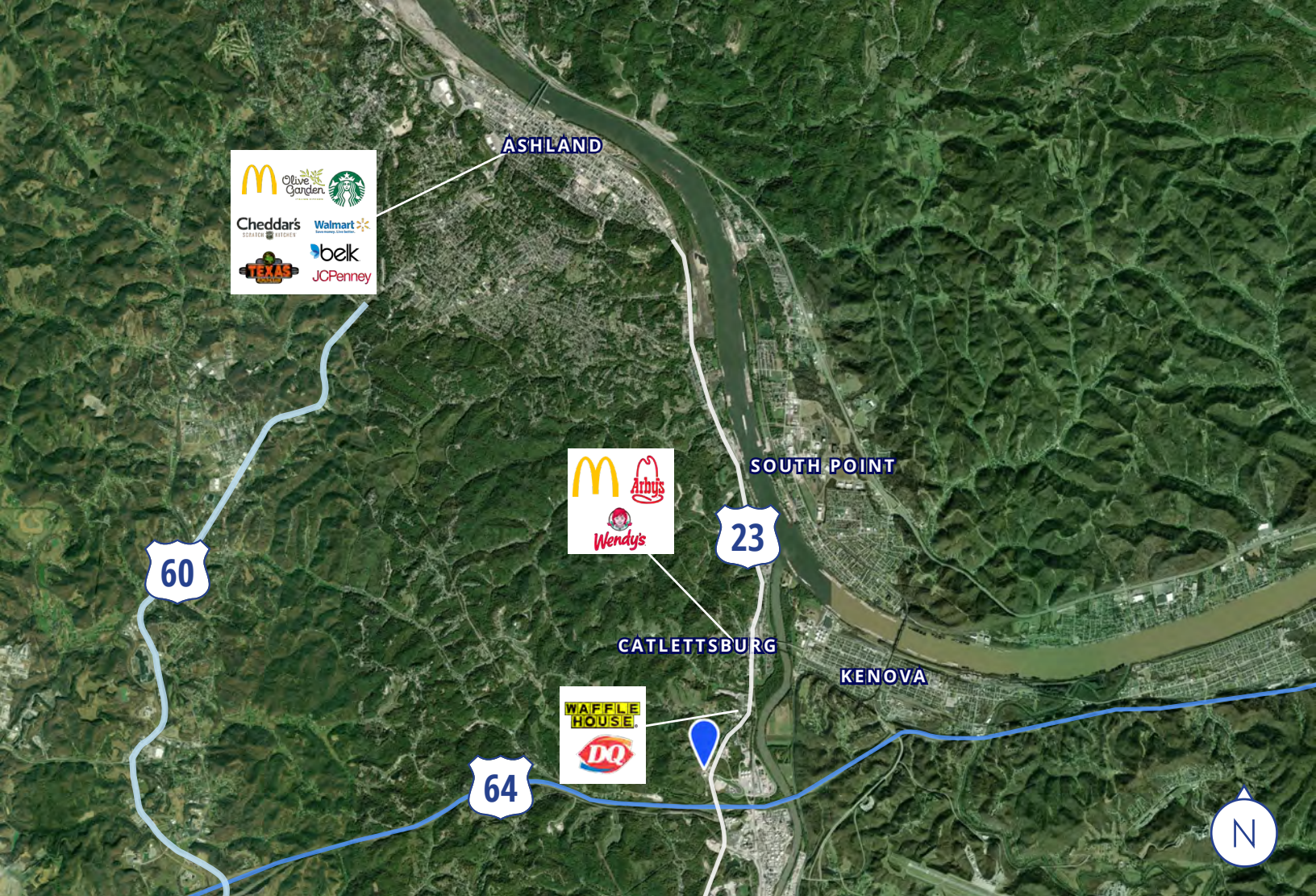
### Located in a primary regional access area.

This presents an excellent opportunity to own an office building ideally situated in the tri-state region of Kentucky, West Virginia, and Southern Ohio. Catlettsburg is only 6 minutes from Ashland, KY and 10 minutes from Huntington, WV. Completed in 2015, Gateway Centre is constructed with high quality design. Major employers in the area include Kings Daughters Medical Corporation, AK Steel, Calgon Carbon, Cabel Huntington Hospital, Marshall University, and Tri-State Regional Airport.

# Floor Plans







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