

Colliers

240 E. Park Street
Guthrie, KY 42234



Industrial Building For Sale

- Building Size: 57,000 SF
- Office Size: 2,000 SF
- Lot Size: 4.22 Acres

Property Details

240 E. Park Street

Discover the potential at 240 E. Park Street - a 57,000 SF industrial building situated on 4.22 acres in Guthrie, Kentucky. Located just north of the Tennessee border in Todd County, this property offers excellent access via US Route 79. Guthrie is home to major Novelis automotive aluminum finishing plant, a \$300 million+ investment signaling strong industrial momentum in the area.

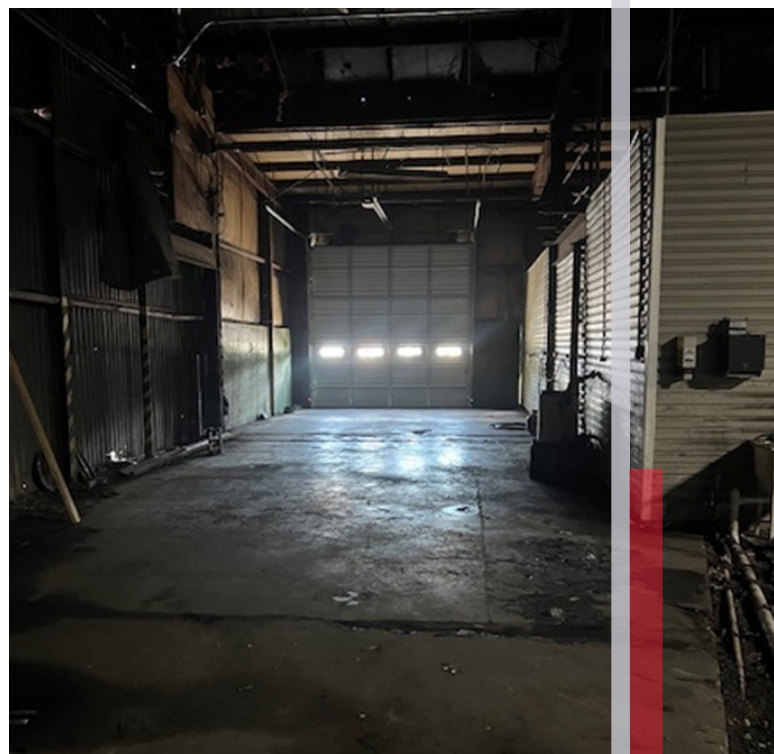
The building's size, layout, and land provide flexibility for manufacturing, warehousing, or processing uses, while the location positions tenants to benefit from nearby infrastructure and a growing industrial corridor. Whether for expansion or relocation, this is a rare chance to secure a large-scale industrial asset in an emerging market.

Highlights

- 57,000 SF
 - Office Space: 2,000 SF
 - Warehouse Space: 55,000 SF
- Building Measurements
 - Approximately 150' x 380'
- Clear Height
 - 22' - 32'
- Loading
 - 6 oversized drive-in doors
- Power
 - Ample

**There is an inactive rail spur on the property (Nashville Railroad Company)*

Price: \$850,000



Demographics 2025



	3 MI	5 MI	7 MI	20 Min Drive Time
Population	2,082	3,801	17,910	32,316
Households	807	1,410	6,114	11,867
Avg. HH Income	\$88,509	\$106,027	\$130,833	\$105,145
Median Age	35.8	36.3	32.7	31.5
Labor Force	1,602	2,932	13,096	24,187

NASHVILLE, TN

25 miles
40 min drive-time

BOWLING GREEN, KY

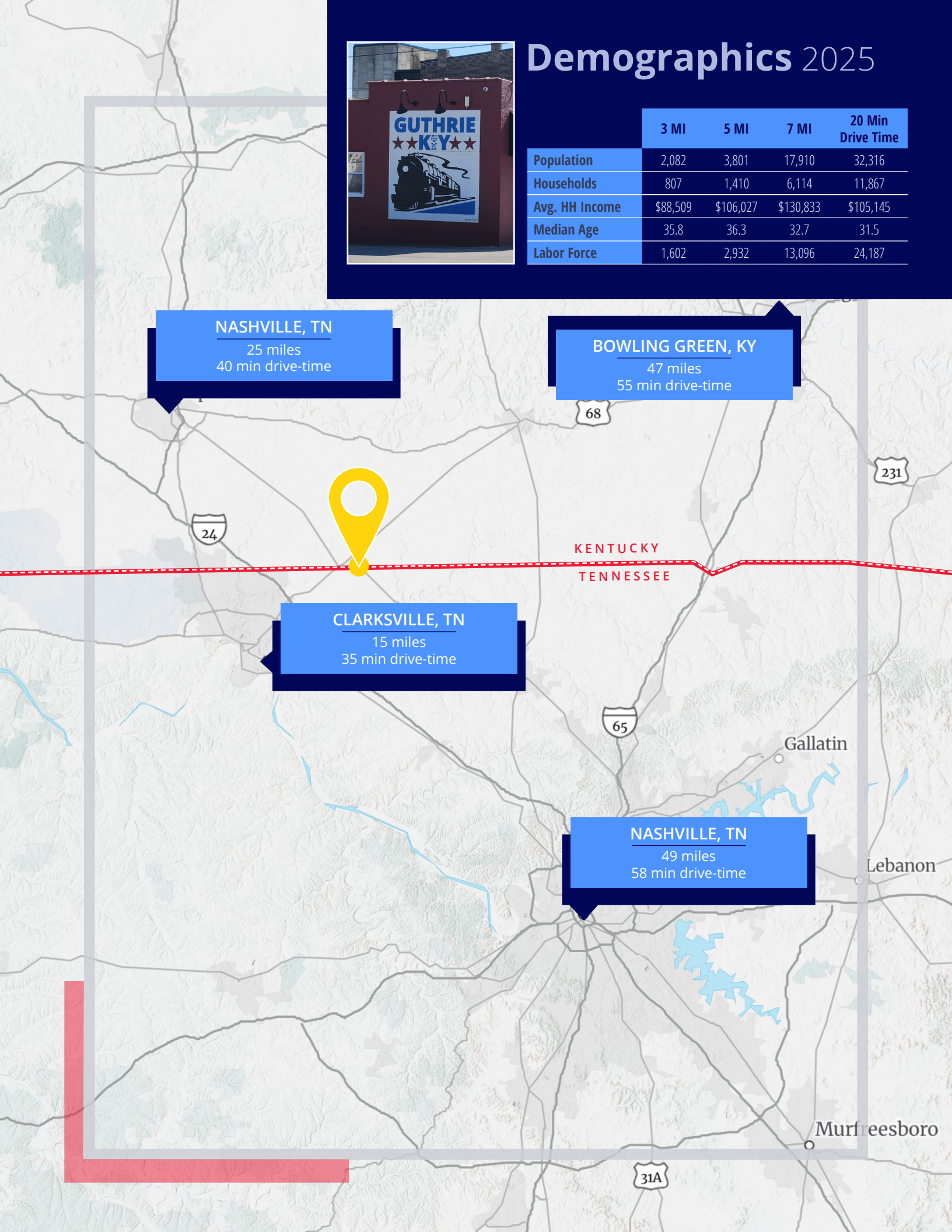
47 miles
55 min drive-time

CLARKSVILLE, TN

15 miles
35 min drive-time

NASHVILLE, TN

49 miles
58 min drive-time





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