

INDUSTRIAL PROPERTY FOR SALE & LEASE

ALLEN SPRINGS NEW WAREHOUSE

55 Bagwell Blvd., Scottsville, KY 41064



PROPERTY DESCRIPTION

Great opportunity to own or lease new construction in fast growing region. Located 8 miles off the interstate and accessible via four lane US Route 231, just North of Scottsville, KY and just South of Bowling Green, KY.

PROPERTY HIGHLIGHTS

- Approx. 15 Acres
- 105,000 SF Total
- 5,000 SF Potential Office
- 650 SF Existing Office
- 30' eave height
- 25' clear height
- 50' x 62' column spacing
- 8 dock doors
- 2 - 14' x 16' grade level doors
- Wet Sprinkler System

OFFERING SUMMARY

Sale Price:	\$8,500,000
Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	105,000 SF
Lot Size:	Approx. 15 Acres
Building Size:	105,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	951	2,537	4,385
Total Population	1,674	5,578	9,638
Average HH Income	\$37,672	\$44,155	\$46,765

Eric St. John, CCIM

Senior Commercial Real Estate Advisor
Office: 270.781.8000 x3
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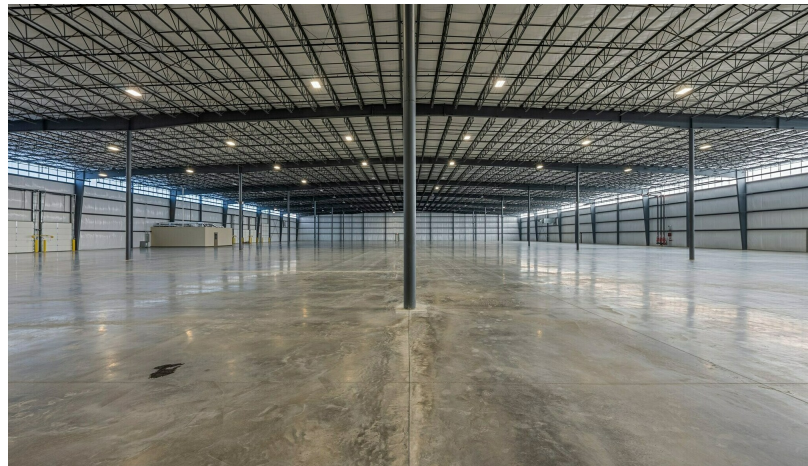
Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com



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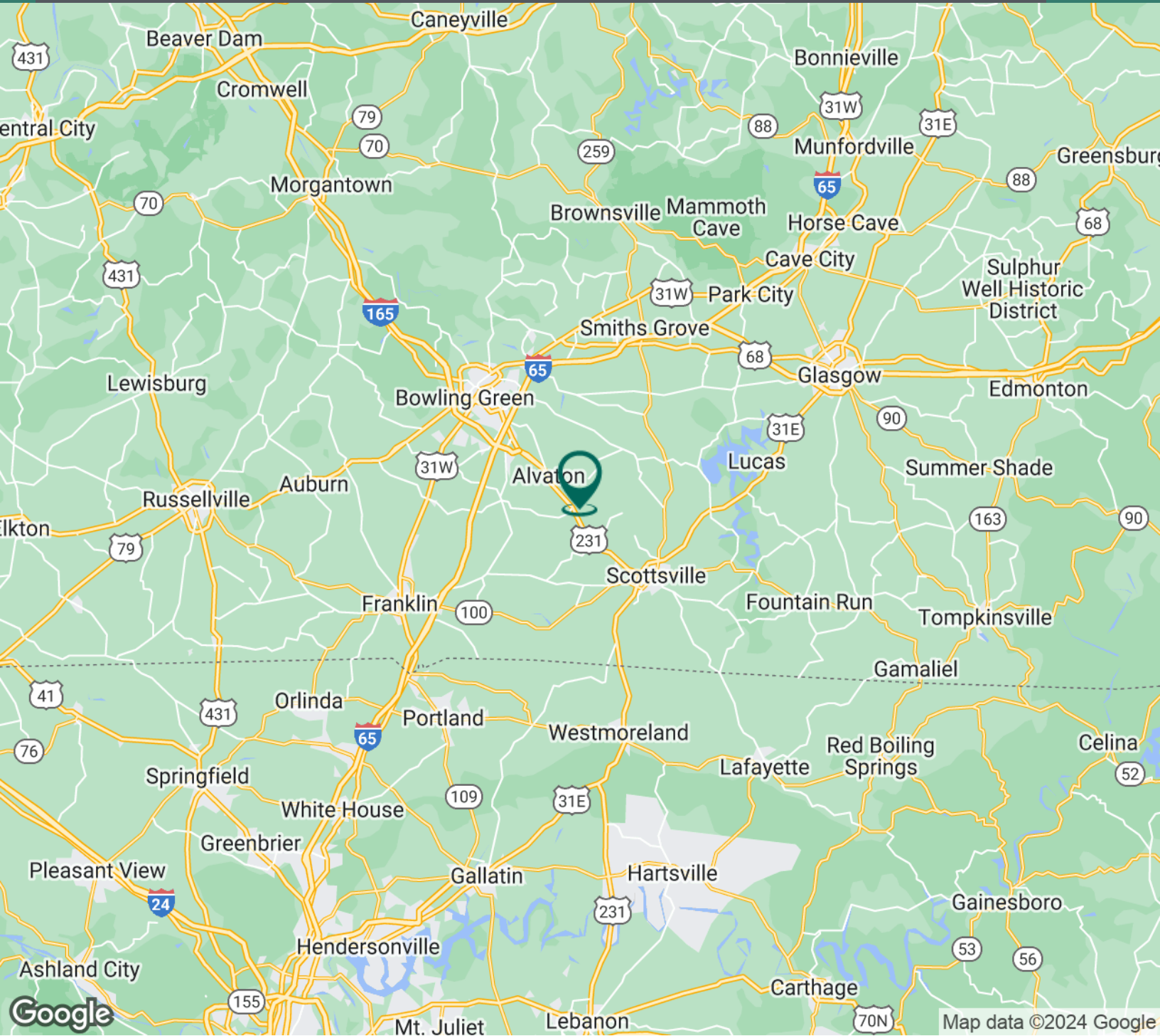
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Building Name	Allen Springs New Warehouse
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Building Size	105,000 SF
Lot Size	15 Acres
Year Built	2023
Number of Floors	1

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