

## INDUSTRIAL PROPERTY FOR LEASE

# 119 CARROLL KNICELY DR.

119 Carroll Knicely Dr, Glasgow, KY 42141



### PROPERTY DESCRIPTION

Discover the exceptional manufacturing features of 119 Carroll Knicely Dr., located in the heart of Glasgow, KY. This premier property offers a modern, well-maintained industrial facility designed to meet the needs of today's businesses. Boasting ample square footage (100,800 SF total, 80,000 SF available for lease), 50' high bay ceilings area (20,000 SF), and existing office space (8,000 SF), the property provides a flexible space to accommodate diverse industrial and manufacturing operations. With state-of-the-art amenities, including 4 loading docks, 20' high drive in door, 20 and 40 ton cranes, ample parking, and robust heavy electric features, this property is primed to support seamless business operations. The strategic location offers convenient access to major transportation routes, making it an ideal choice for businesses looking for a prime industrial leasing opportunity.

### PROPERTY HIGHLIGHTS

- - Modern industrial facility with customizable floor plans
- - Ample square footage and high ceilings
- - State-of-the-art manufacturing amenities
- - Convenient access to major transportation routes
- - Well-maintained property to meet modern business needs
- - Flexible space to accommodate diverse operations
- - Prime location in the heart of Glasgow, KY

### OFFERING SUMMARY

Lease Rate:	\$5.65 SF/yr (NNN)
Number of Units:	2
Available SF:	80,800 SF
Lot Size:	634,773 SF
Building Size:	100,800 SF

### Eric St. John, CCIM

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

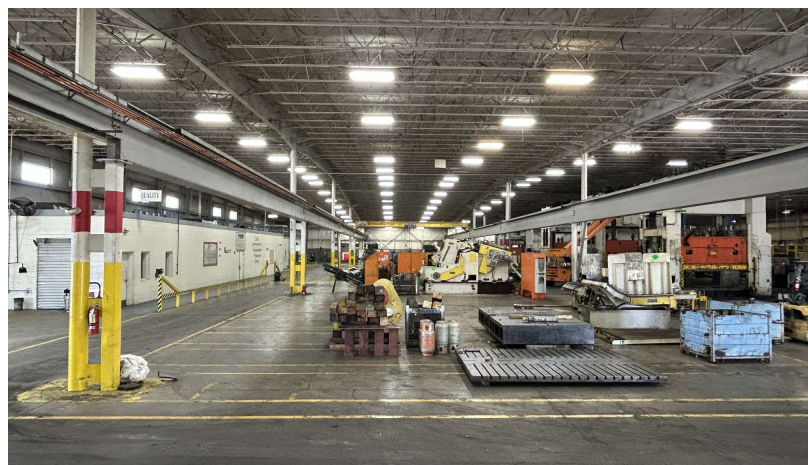
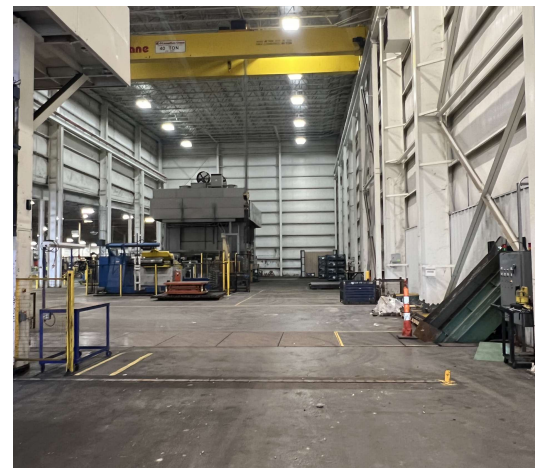
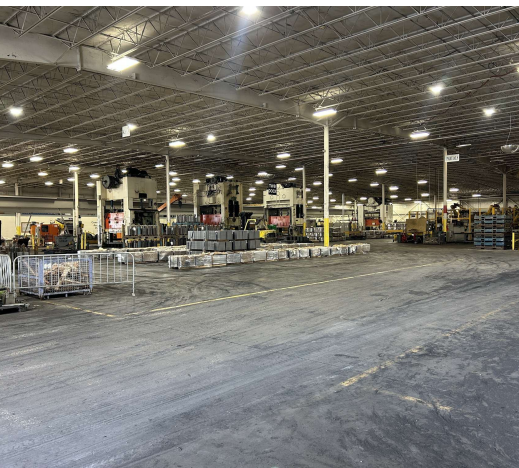
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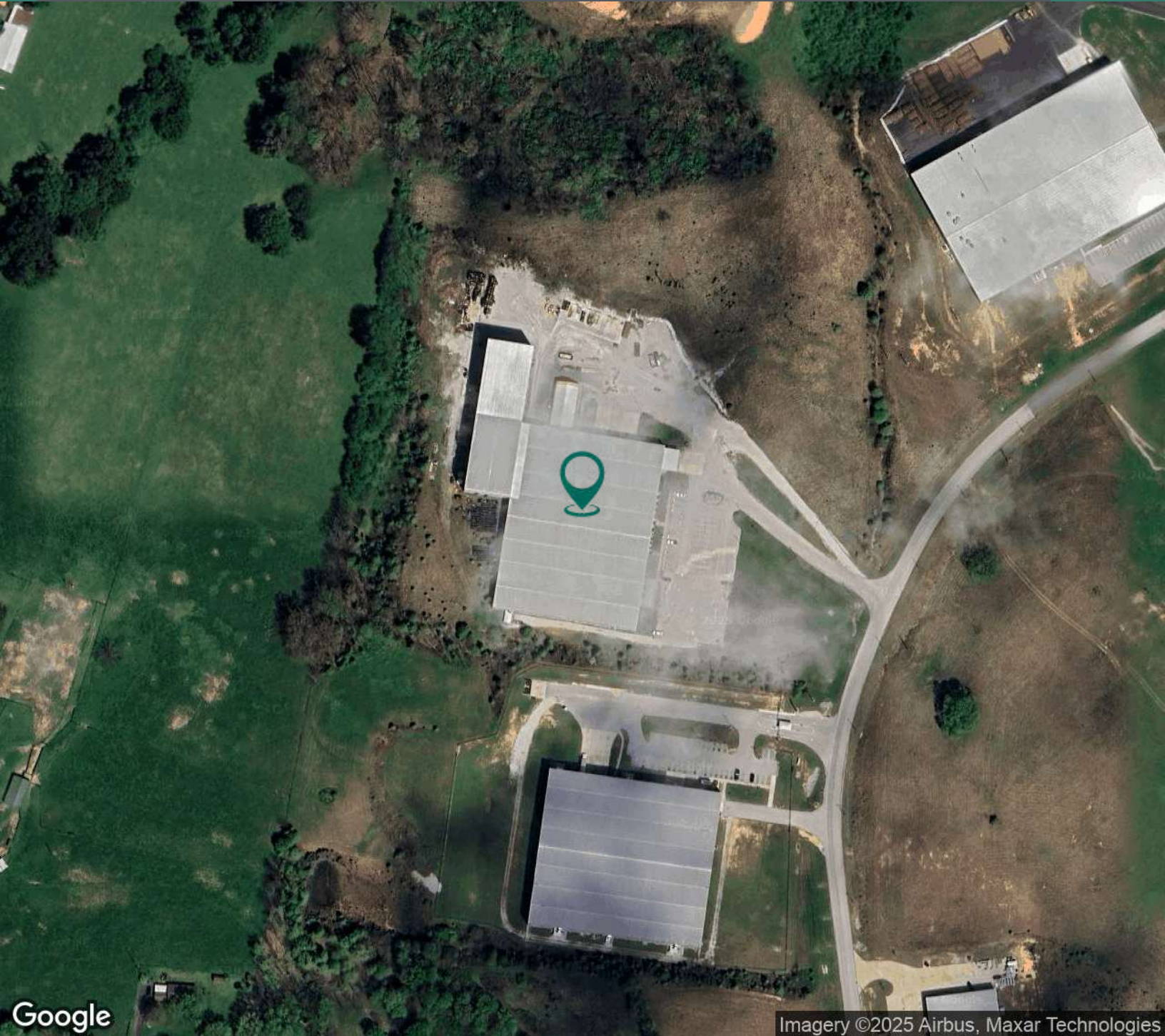
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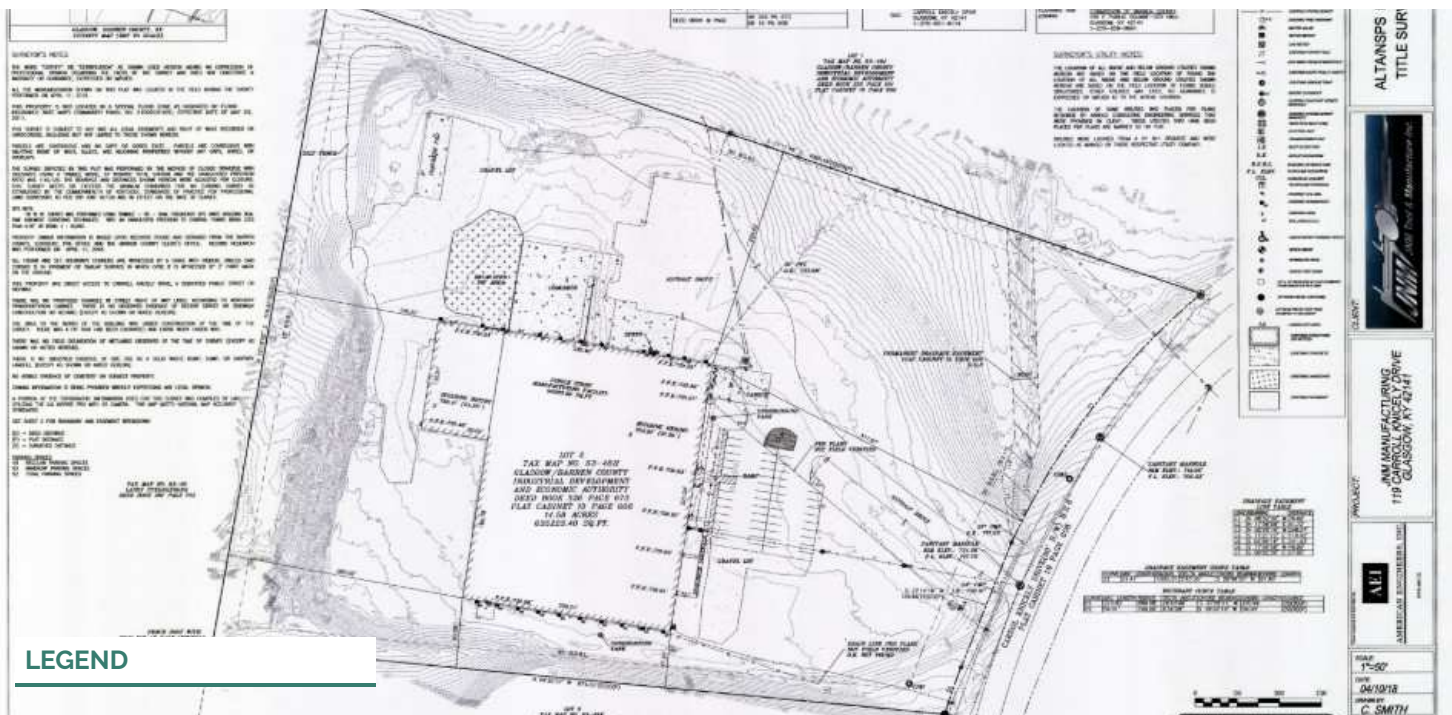
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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	80,800 SF	Lease Rate:	\$5.65 SF/yr

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### LOCATION DESCRIPTION

Discover the prime location of 119 Carroll Knicely Dr. in Glasgow, KY, situated within a thriving manufacturing and industrial hub. Glasgow offers a strategic position within proximity to major metropolitan areas, providing easy access to a skilled workforce and robust transportation infrastructure. Additionally, the area provides a welcoming business environment and a strong network of supporting amenities, making it an ideal choice for businesses seeking a dynamic and well-connected location.

### SITE DESCRIPTION

Interior of the office is finished office, including tile floors drywall finished offices, and a drop ceiling.

### EXTERIOR DESCRIPTION

Steel building with metal Exterior of the property is metal exterior with a 10' concrete block façade.

### INTERIOR DESCRIPTION

Interior of the warehouse includes insulated walls over metal paneled exterior.

### PARKING DESCRIPTION

The property features 52 existing parking spaces with additional space available to add. Truck court can accommodate trailer parking and graveled pad at the rear of the building can accommodate exterior storage.

### UTILITIES DESCRIPTION

The property features heavy electricity. Former uses include large stamping presses. Property has natural gas, sewer, and public water services.

### CONSTRUCTION DESCRIPTION

Pre-engineered building with added steel structure to original building.

### LOADING DESCRIPTION

Features Dock and Drive in loading. Oversized Drive in Doors and 5 Dock High loading doors

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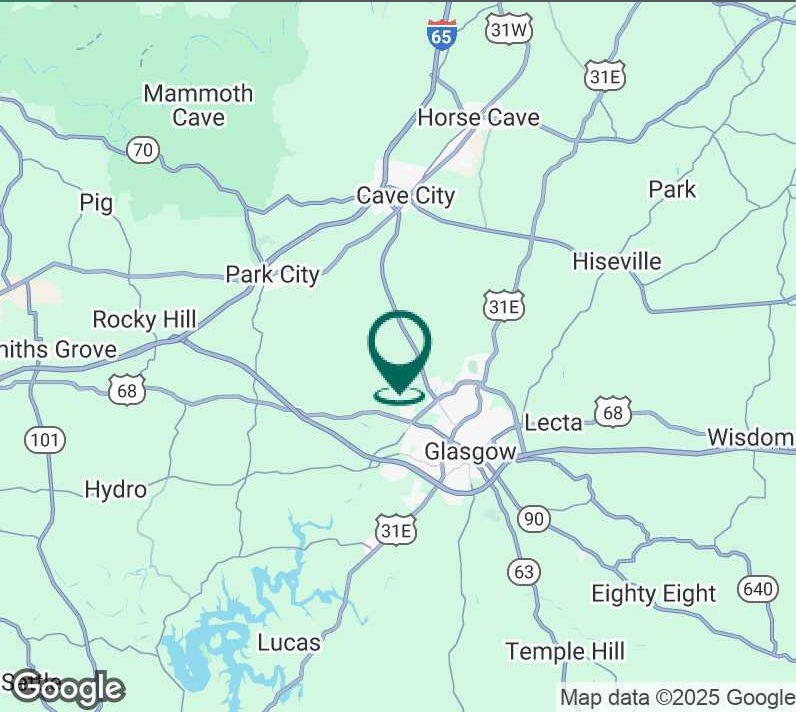
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Building Name	119 Carroll Knicely Dr.
Property Type	Industrial
Property Subtype	Manufacturing
APN	63-48H
Building Size	100,800 SF
Lot Size	634,773 SF
Year Built	2009
Year Last Renovated	2018
Number of Floors	1
Parking Spaces	51
Construction Status	Existing
Roof	Metal/Sloped
Number of Buildings	1

- Modern industrial facility with customizable floor plans. Column spacing in the center of warehouse is 50'x 60'
- 100,800 square foot total with 80,000 square foot available for lease, including a 20,000 square foot 50' high bay ceiling area.
- State-of-the-art amenities, including loading docks and heavy cranes, 20 ton crane with a 300' run distance and 40 ton crane with a 180' run distance.
- Robust security features for peace of mind
- Convenient access to major transportation routes including 2.7 miles to the Cumberland Parkway and 11.2 miles to I-65.
- Well-maintained property to meet the needs of modern manufacturing processes.
- Flexible space to accommodate diverse operations
- Prime location in the Highland Glen Industrial Park, of Glasgow, KY

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