

## INDUSTRIAL PROPERTY FOR SALE & LEASE

# 550 KELLY ROAD

550 Kelly Rd, Bowling Green, KY 42101



### PROPERTY DESCRIPTION

Introducing a prime industrial investment opportunity at 550 Kelly Rd in Bowling Green, KY. This impressive property features well-maintained 12,500 SF of warehouse and office space. The front building was constructed in 2002 and includes 1,600 Sf of first floor office space 1,400 SF of second floor office and approx. 5,150 Sf of warehouse area. The rear of the property includes a 5,750 SF steel building with 4 drive in doors. This is perfectly suited for industrial and flex space use. Zoned HI, the property offers exceptional flexibility for a range of industrial activities. Strategically located in the thriving Bowling Green area, this property presents an ideal investment for those seeking a strategically positioned, modern industrial facility. With ample space and a strategic location, this property is poised to meet the needs of discerning industrial and flex space investors.

### PROPERTY HIGHLIGHTS

- - 12,500 SF modern industrial building
- - 2 buildings on property
- - 7 Drive in access points
- - Zoned HI for versatile industrial use
- - Well-maintained and ready for immediate use
- - Outside storage available in fenced area

### OFFERING SUMMARY

Sale Price:	\$1,950,000
Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	6,000 - 14,500 SF
Lot Size:	85,198 SF
Front Building Size:	6,750SF
Back Building Size:	5,750SF

### Eric St. John, CCIM

Senior Commercial Real Estate Advisor  
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### Alex Nottmeier

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

ntrccommercial.com



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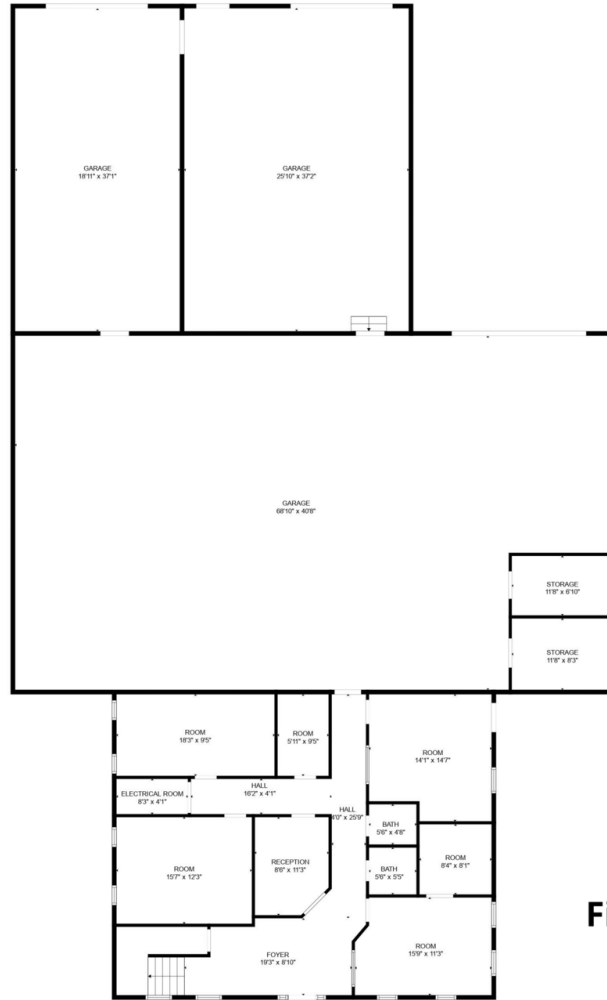
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First Floor - Front Building

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 - 12,500 SF	Lease Rate:	\$10.50 SF/yr

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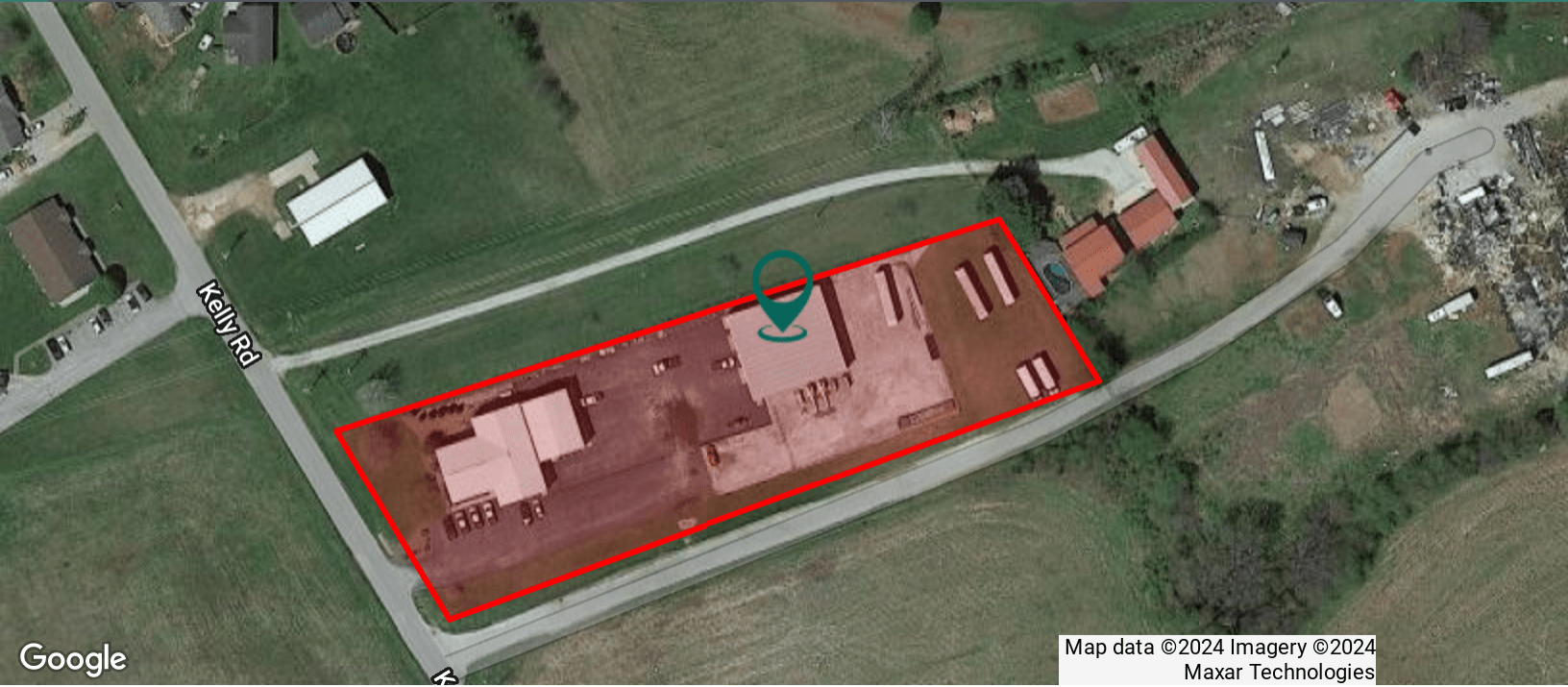
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Maxar Technologies



Google

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Sale Price	<b>\$1,950,000</b>
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Lease Rate	<b>\$10.50 SF/YR</b>
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### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	HI
Lot Size	85,198 SF
APN #	062A72 002
Lot Depth	0 ft

### PARKING & TRANSPORTATION

Parking Type	Surface
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### UTILITIES & AMENITIES

Restrooms	3
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### LOCATION INFORMATION

Building Name	550 Kelly Road
Street Address	550 Kelly Rd
City, State, Zip	Bowling Green, KY 42101
County	Warren
Market	Bowling Green
Sub-market	North Warren

### BUILDING INFORMATION

Building Size	12,500 SF
Building Class	C
Tenancy	Single
Ceiling Height	18 ft
Minimum Ceiling Height	16 ft
Office Space	3,000 SF
Number of Floors	2
Year Built	2007
Condition	Good
Roof	Metal Roof
Free Standing	Yes
Number of Buildings	2
Foundation	Concrete Slab
Mezzanine	Warehouse Mezzanine with storage area, Approx. 500 SF

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