

INDUSTRIAL PROPERTY FOR LEASE

370 HIGH RAIL WAY

Bowling Green, KY 42101



PROPERTY DESCRIPTION

100,000 SF Distribution/Light Assembly Available for Lease.

PROPERTY HIGHLIGHTS

- ESFR Sprinkler
- 30' Eave Height
- New LED Lighting installed throughout
- 5 dock doors 1 drive in door
- Employee parking
- Additional room for expansion or trailer parking
- \$.90 Opex

OFFERING SUMMARY

Lease Rate:	\$5.25 SF/yr (NNN)
Available SF:	100,000 SF
Lot Size:	9.22 Acres
Building Size:	100,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	644	12,594	30,357
Total Population	1,657	31,851	73,038
Average HH Income	\$96,118	\$61,192	\$63,971

Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

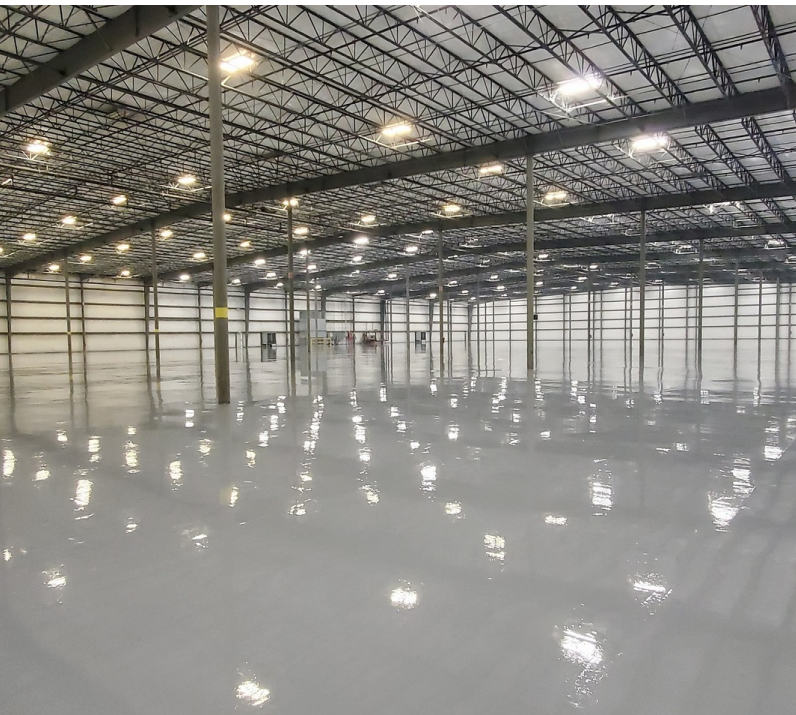
ntrcommercial.com



INDUSTRIAL PROPERTY FOR LEASE

370 HIGH RAIL WAY

Bowling Green, KY 42101



Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com



INDUSTRIAL PROPERTY FOR LEASE

370 HIGH RAIL WAY

Bowling Green, KY 42101



Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty

Commercial and Industrial Brokerage

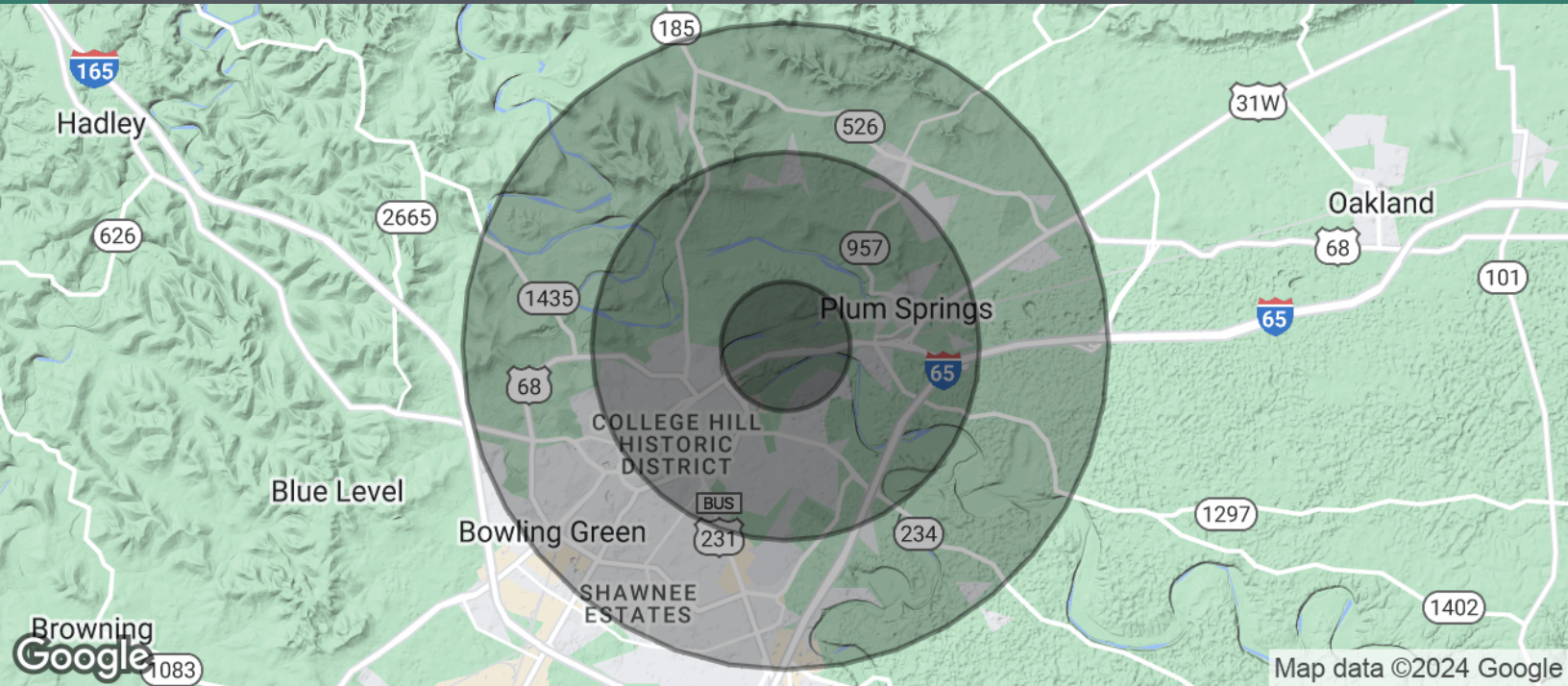
ntrcommercial.com



INDUSTRIAL PROPERTY FOR LEASE

370 HIGH RAIL WAY

Bowling Green, KY 42101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,657	31,851	73,038
Average Age	32.9	30.8	31.6
Average Age (Male)	33.7	29.0	30.3
Average Age (Female)	33.6	32.3	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	644	12,594	30,357
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$96,118	\$61,192	\$63,971
Average House Value	\$191,448	\$174,740	\$159,283

* Demographic data derived from 2020 ACS - US Census

Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com

