



# 1121 SKYLINE DR

## HOPKINSVILLE, KY 42240

OFFERING MEMORANDUM



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



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# EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to offer for lease a unique ±143,500 SF facility in Hopkinsville, KY. As there are very few projects and warehouse availability in the area, this building will fit the needs of countless different users. The property can be demised into different suites ranging from ±12,000 SF to ±60,000 SF.



## PROPERTY HIGHLIGHTS

- **ADVANTAGEOUS AND PRIME LOCATION** – This property is situated right off Fort Campbell Blvd exit of the Pennyriple Parkway which is the main connector between Hopkinsville and Clarksville. Additionally, it is located down the road from US-41 and US-68 allowing efficient access to the interstate connecting to Clarksville and Nashville, TN.
- **GROWING ECONOMY** – Microvast Advanced Membrane Inc. will invest \$504 million in a 350,000-square-foot facility and employ 562 workers at Commerce Park II on John Rivers Road. Toyota Boshoku America Inc. will invest more than \$225 million for an automotive sector plant employing 157 workers at South Park off Fort Campbell Boulevard near Interstate 24. (Source: <https://hoptownchronicle.org/two-hopkinsville-plants-to-employ-more-than-700-workers/>)
- **RARE OPPORTUNITY** – There is currently a limited supply of industrial space in Christian County with this much flexibility, showcasing a rare opportunity for a wide range of occupiers



# PROPERTY OVERVIEW



**CONTACT BROKER**  
LEASING RATE

## 1121 SKYLINE DR

Total RBA	±143,500 SF
Dock Doors	9
Drive In Doors	3
Clear Height	±10'3" - ±14'2"
Acres	±8.12 AC
Zoning	Light Industrial

## DEMISING PLAN

- Section 1: ±60,000 SF
  - 2 Dock Doors
  - 1 Drive In Door
- Section 2: ±31,500 SF
  - 4 Dock Doors
  - 1 Drive In Door
  - Clear Heights: 11'5" – 14'2"
- Section 3: ±40,000 SF
  - 1 Dock Door
  - 1 Drive In Door
- Section 4: ±12,000 SF
  - 2 Dock Doors



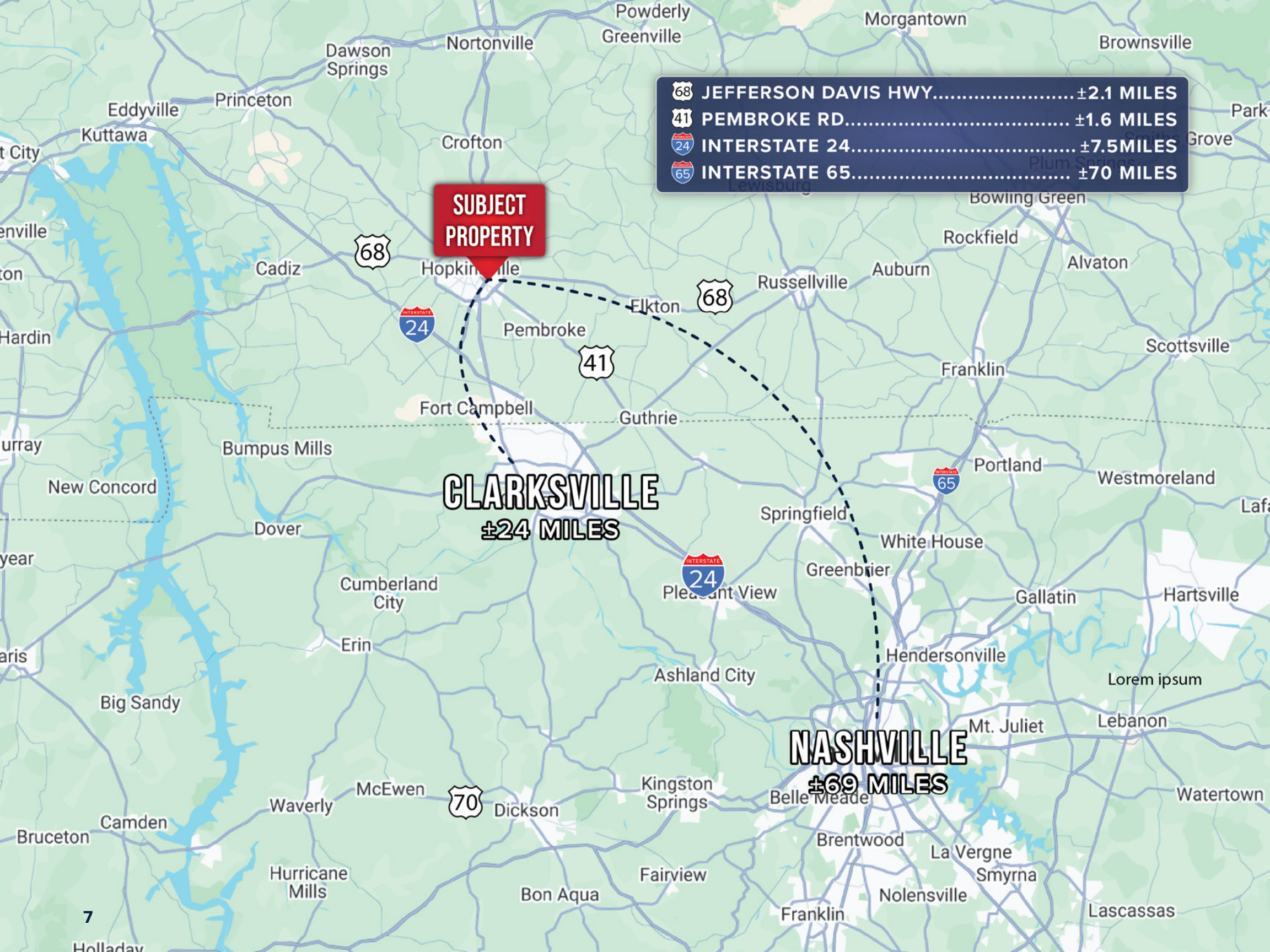












	JEFFERSON DAVIS HWY.....	±2.1 MILES
	PEMBROKE RD.....	±1.6 MILES
	INTERSTATE 24.....	±7.5 MILES
	INTERSTATE 65.....	±70 MILES

**SUBJECT  
PROPERTY**

**CLARKSVILLE**  
±24 MILES

**NASHVILLE**  
±69 MILES



# AREA OVERVIEW



## HOPKINSVILLE, KY

With a population of approximately 31,000 residents, Hopkinsville is a vibrant city in southwestern Kentucky. Located just 25 miles from Clarksville, Tennessee, and about 70 miles northwest of Nashville, Hopkinsville benefits from its proximity to these larger urban centers, which supports economic growth and development. Known for its rich history and strong agricultural roots, the city has expanded to include industries such as manufacturing, healthcare, and logistics. Hopkinsville is home to several major employers and has a thriving local economy that is bolstered by access to the resources and infrastructure of nearby cities. Additionally, Hopkinsville's blend of small-town charm, outdoor recreational opportunities, and local festivals make it an appealing community for residents and visitors alike.



POPULATION	3-MILE	5-MILE	10-MILE
2029 Population Projection	25,696	33,573	42,473
2024 Population	25,994	34,010	43,014
2020 Population	26,570	35,017	44,247
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2029 Population Projection	10,738	13,882	17,116
2024 Population	10,867	14,067	17,336
2020 Population	11,123	14,491	17,828
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$51,742	\$53,964	\$58,698





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1121 Skyline Dr, Hopkinsville, KY 42240** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.





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