

FOR RENT

275 KLUTEY PARK PLAZA DRIVE

HENDERSON KY 42420

50,000 SQUARE FEET

\$2.40 PER FOOT PER YEAR

\$10,000.00 PER MONTH NET/NET/NET

CONTACT: STANLEY SHIELDS

270 860-6339

SSHIELDS@BUSINESS-EQUIPMENT.COM



**BUSINESS
EQUIPMENT**

275 Klutey Park Dr.
Henderson, KY 42420
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STANLEY SHIELDS
PRESIDENT



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EXECUTIVE SUMMARY

PROPERTY IDENTIFICATION

Property	Industrial - Industrial Warehouse
Address	275 Klutey Park Plaza Drive
City, State Zip	Henderson, Kentucky 42420
County	Henderson County
MSA	Evansville, IN-KY MSA
Market / Submarket	Evansville IN-KY / Henderson County
Geocode	37.834163,-87.570982
Census Tract	21-101-020603

SITE DESCRIPTION

Number of Parcels	1	
Assessor Parcel Number	3-10-2-14	
Land Area	Square Feet	Acres
Usable	142,746	3.277
Total	142,746	3.277
Zoning	Light Industrial District (M-1)	
Shape	Generally Rectangular	
Topography	Level at street grade	
Flood Zone	Zone X (Unshaded)	

IMPROVEMENT DESCRIPTION

Tenancy	Multi-Tenant Occupied By A Third Party Tenant
Net Rentable Area (NRA)	49,500
Gross Building Area (GBA)	49,500
Ground Floor SF	36,892
Total Buildings	1
Floors	2
Year Built	1977
Actual Age	46 Years
Effective Age	20 Years
Economic Life	40 Years
Remaining Useful Life	20 Years
Land To Building Ratio	2.88 : 1
Site Coverage Ratio	25.8%
Parking	1.1 / 1,000 SF NRA
Office Build Out %	51%
Clear Height (Feet)	19.5-21
Dock High Doors	4
Ground Level Doors	1

QUALITATIVE ANALYSIS

Site Quality	Average
Site Access	Average
Site Exposure	Average
Site Utility	Average
Building Quality	Average
Building Condition	Average
Building Appeal	Average

HIGHEST & BEST USE

As Vacant	Industrial development
As Improved	Existing industrial warehouse

EXPOSURE & MARKETING TIME

Exposure Time	9 to 12 Months
Marketing Time	9 to 12 Months

AERIAL PHOTOGRAPH



SUBJECT PROPERTY PHOTOGRAPHS



Subject Front



Subject Front



Subject Side



Subject Rear



Subject Rear



Subject Rear



1st Floor Showroom/Office/Open Space



1st Floor Showroom/Office/Open Space



Warehouse



Warehouse



Warehouse



Warehouse

Map 3-10-2-14

PROPERTY CARD

Location KLUTEY PARK PLAZA 275

Description RETAIL

Printed 1/9/2019

Building 1 RETAIL

District 01-City of Henderson

Class Commercial

Yr Const 1977

EffAge 0

BuildingVa 300,000

Owner PLAZA MANAGEMENT INC

Account 14310

275 KLUTEY PLAZA DR

HENDERSON KY 42420-0000

Subdivision H & H KESSLER

Block

Lot 1

Date Checke	2/8/2018	Checked By	AIZ	Date Assessed	1/1/2018
Lot Size		LotSizeSqFt	0.00	LotEstActual	Estimated
Frontage	0.00	Depth	0.00	Plat Book	009-445B
Acres	3.24	AcresEstAc	Actual	Source Plat	
Neighborhood	Typical	Site Condition	Average	Zoning	
Road	2 Lane	Driveway	Paved/Asphalt	Sidewalks	Yes
Topography	Level	Shape	Elongated Depth	Drainage	
Flood Hazard		Fire Acres	0	Land Value	200,000
Tenant/Houses	0	Barns	0	Grain Bins	0
		Silos	0	Fencing	0
				Stalls	0
				Bents	0

☒ Electricity☒ Gas☒ Water☒ SewerNo Stories

Avg Height

Date Assessed

MH Vin

Living

SqFeet

Date Checked

Checked By

Farm

Skirting

Dining

Living

Residence Type

Commercial

Com2

Exterior

Family

Basement

Mob/Home Type

Manufacturer

Model

Size

Kitchen

Garage

Garage/Carport

Type

Area

Driveway

BedRm

Porch

Neighborhood

Site Cond

Bldg Cond

Patio/Deck

FullBaths

Deck

Structure

Exterior Concrete Block

Foundation Slab

Tennis Court

HalfBaths

Office

Const. Type

Quality Average/Standard

Roof Pitch

PoolNone

OtherRm

Manufacturing

Roof Type

Flat

Basement Finish

PoolSize

Total

Asphalt

Basement Type

None

Supplemental

AirCond Type

Fireplaces

Concrete

Heat Type

Forced Air

Heat Source

Electric

FireAlarm

SpecialImpvmt

☒ Heat

☒ Cooling

☒ Electricity

☐ Gas

☒ Water

☒ Sewer

☒ Sprinklers

☐ FireAlarm

☐ SpecialImpvmt

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Impvmts FCV	Ag Impvmts FCV	Total FCV
2019	500,000	0	500,000	200,000	300,000	0	0	0	0	0
2018	500,000	0	500,000	200,000	300,000	0	0	0	0	0
2017	500,000	0	500,000	200,000	300,000	0	0	0	0	0
2016	500,000	0	500,000	200,000	300,000	0	0	0	0	0
2015	500,000	0	500,000	200,000	300,000	0	0	0	0	0
2014	500,000	0	500,000	200,000	300,000	0	0	0	0	0
2013	500,000	0	500,000	150,000	350,000	0	0	0	0	0
2012		0	500,000	150,000	350,000	0	0	0	0	0

Soil Capability Classification And Valuation

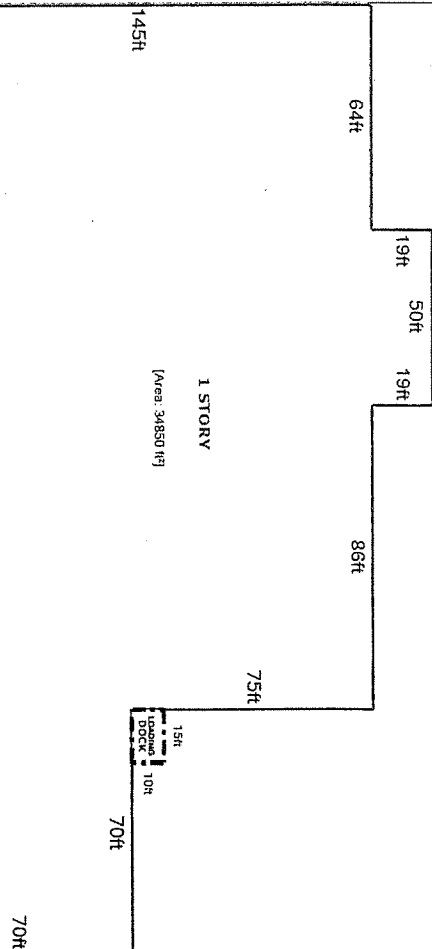
3-10-2-14

CHAIN OF OWNERSHIP

Seller Name	Deed	Sale Date	Sale Price
SHIELDS WILLIAM H & LILLA	429-0405	02/01/1993	372,848

Permits List

Notes
DOCK



47,850 sq feet