

## INDUSTRIAL PROPERTY FOR SALE & LEASE

# MANUFACTURING OR DISTRIBUTION WAREHOUSE

323 Mitch McConnell Way, Bowling Green, KY 42101



### PROPERTY DESCRIPTION

Presenting an exceptional opportunity located at 323 Mitch McConnell Way, Bowling Green, KY. This impressive property features a meticulously maintained 47,774 SF building, constructed in 2015 and renovated in 2018. Zoned HI (Heavy Industrial), it offers a strategic location in the sought-after Bowling Green area in South Warren County. The versatile space is ideally suited for Industrial, Warehouse, or Distribution purposes, providing ample room for operations and logistics. With its modern infrastructure and prime positioning, this property presents an enticing prospect for discerning buyers looking to capitalize on the burgeoning market in the Bowling Green area.

### PROPERTY HIGHLIGHTS

- 47,774 SF building
- 20,000 SF leased
- Built in 2015, renovated in 2018
- Zoned HI (Heavy Industrial)
- 3 Docks and 1 Drive in Door
- 8,000 SF + Office

### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Sale Price:      | \$4,500,000        |
| Lease Rate:      | \$8.50/SF/yr (NNN) |
| Number of Units: | 2                  |
| Available SF:    | 27,774 - 47,774 SF |
| Lot Size:        | 3 Acres            |
| Building Size:   | 47,774 SF          |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 14        | 147       | 932       |
| Total Population  | 45        | 451       | 2,855     |
| Average HH Income | \$120,644 | \$121,463 | \$111,369 |

### Eric St. John, CCIM

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

ntrcommercial.com



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## 323 MITCH MCCONNELL INDUSTRIAL PROPERTY

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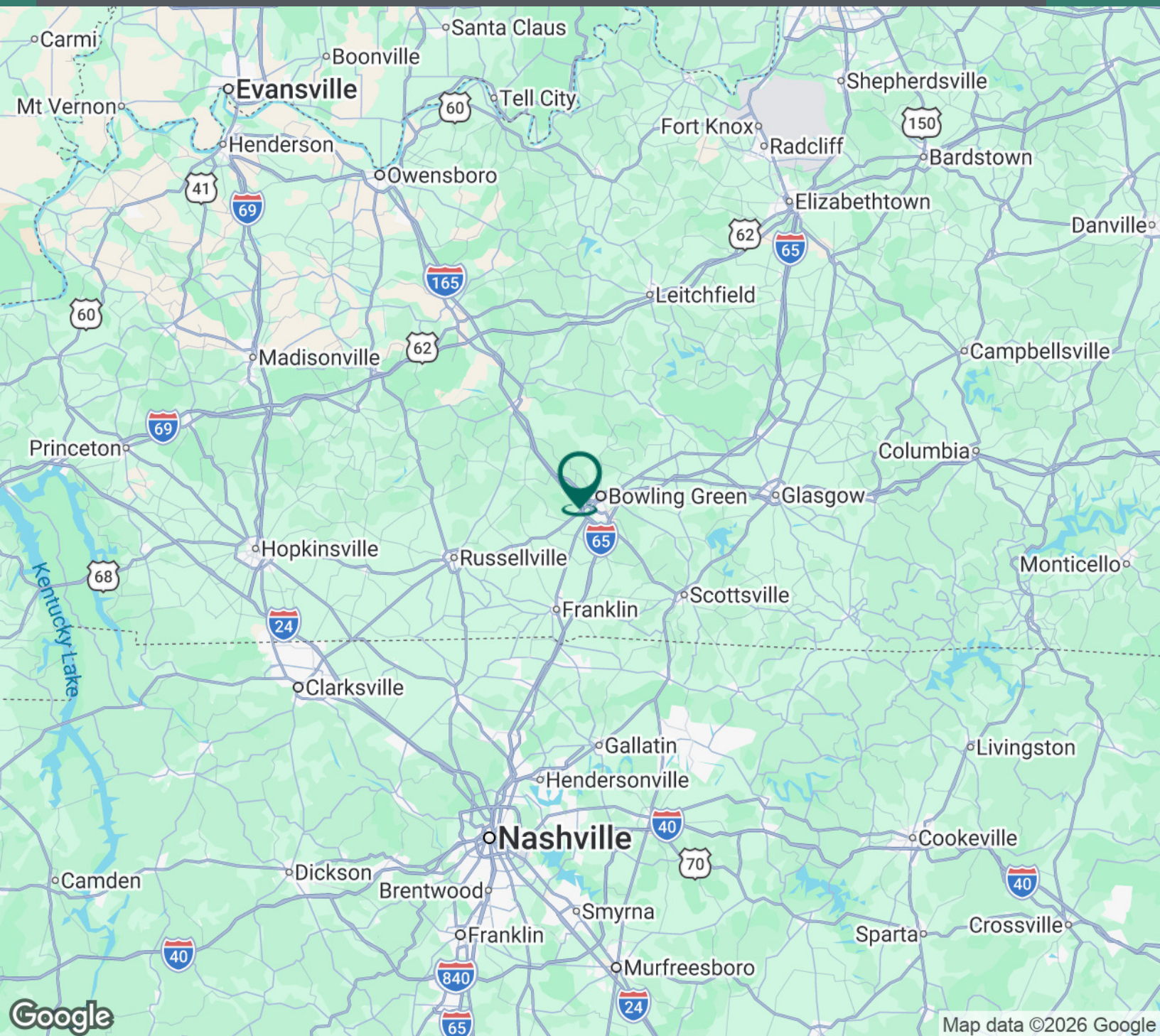
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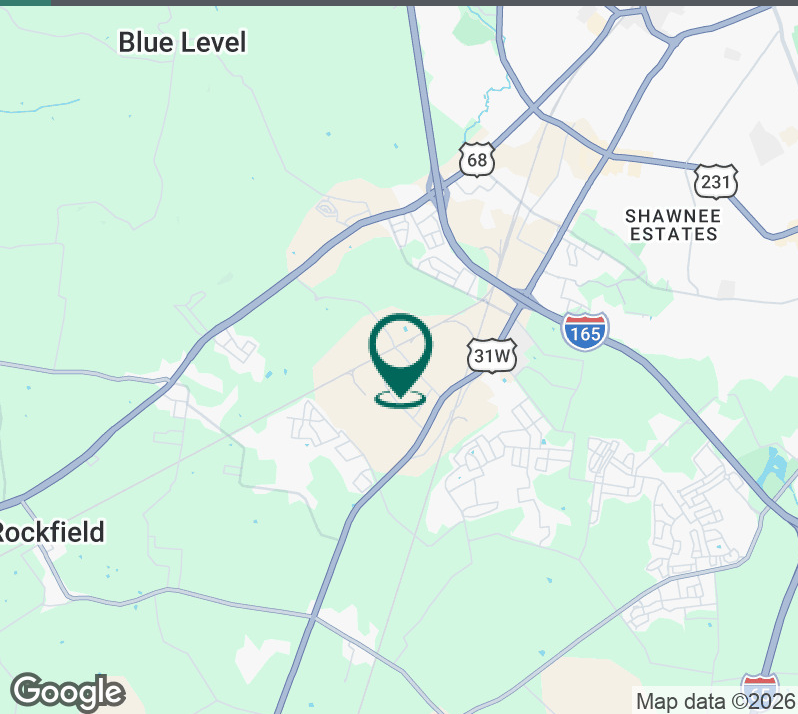
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## INDUSTRIAL PROPERTY FOR SALE & LEASE

# 323 MITCH MCCONNELL INDUSTRIAL PROPERTY

323 Mitch McConnell Way, Bowling Green, KY 42101



|                     |                                         |
|---------------------|-----------------------------------------|
| Building Name       | 323 Mitch McConnell Industrial Property |
| Property Type       | Industrial                              |
| Property Subtype    | Warehouse/Distribution                  |
| APN                 | 25943                                   |
| Building Size       | 47,774 SF                               |
| Lot Size            | 3 Acres                                 |
| Year Built          | 2015                                    |
| Year Last Renovated | 2018                                    |
| Number of Buildings | 0                                       |

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- 47,774 SF building
- 20,000 SF leased
- Built in 2015, renovated in 2018
- Zoned HI (Heavy Industrial)
- 3 Docks and 1 Drive in Door
- 8,000 SF + Office
- 100% Temperature Controlled
- 20' eves
- Strategic location in Bowling Green area

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