Brand New 10,500 sf Office/Warehouse Completed and Ready to Occupy by the End of 2021 Centrally Located One Block Off Of Parrish & JR Miller



OFFICE LEASING OPPORTUNITY



1313 Moseley St | Owensboro, KY 42303



OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Building Size:	10,500 SF
Available SF:	10,500 SF
Lot Size:	0.8 Acres
Year Built:	2021
Zoning:	B5 - Business/Industrial

PROPERTY OVERVIEW

This 10,500 sf office warehouse building will be completed by the end of 2021. Depending on the stage of construction, a new tenant can have input on the building specifications and the office layout.

For Lease

\$7.00 SF/yr (NNN)

This property enjoys the rare B-5 zoning allowing for any permitted use in the B-4 General Business Zone or the I-1 Light Industrial Zone.

LOCATION OVERVIEW

This property is located one block off of E. Parrish Ave and JR Miller Blvd in the very heart of Owensboro. From this location, you can be anywhere in Owensboro in under 10 minutes.

PROPERTY HIGHLIGHTS

- Brand New 10,500 sf Office/Warehouse
- Completed and ready to occupy by the end of 2021
- Centrally Located One Block Off Of Parrish & JR Miller
- The Most Flexible Zoning

BARRON

COMMERCIAL GROUP **BO BARRON, CCIM** Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

OFFICE/WAREHOUSE FOR LEASE OFF HWY 54/JR MILLER |

1313 Moseley St | Owensboro, KY 42303

For Lease | \$7.00 SF/yr (NNN)





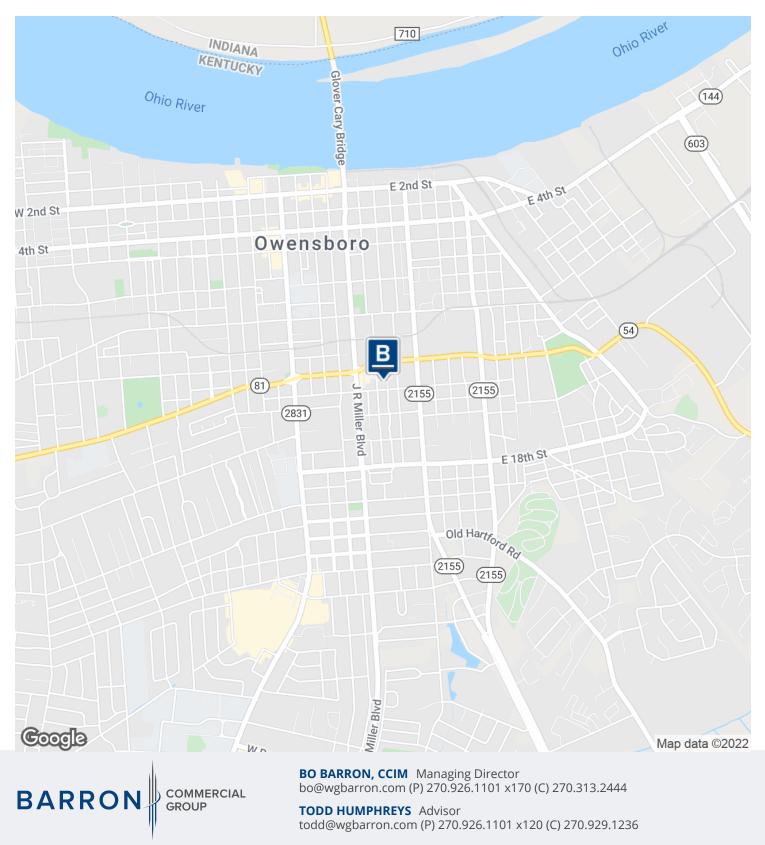
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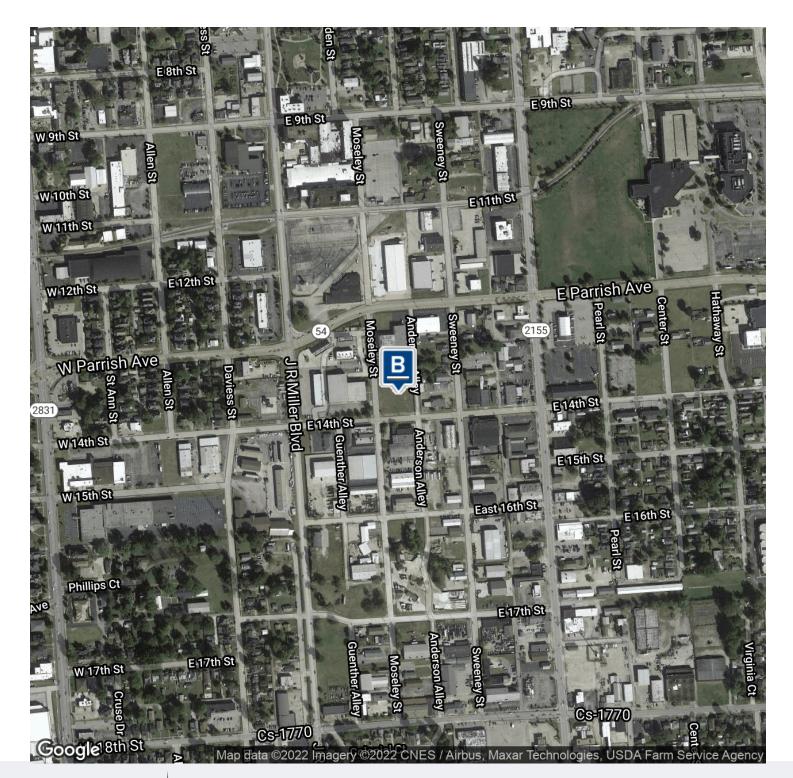
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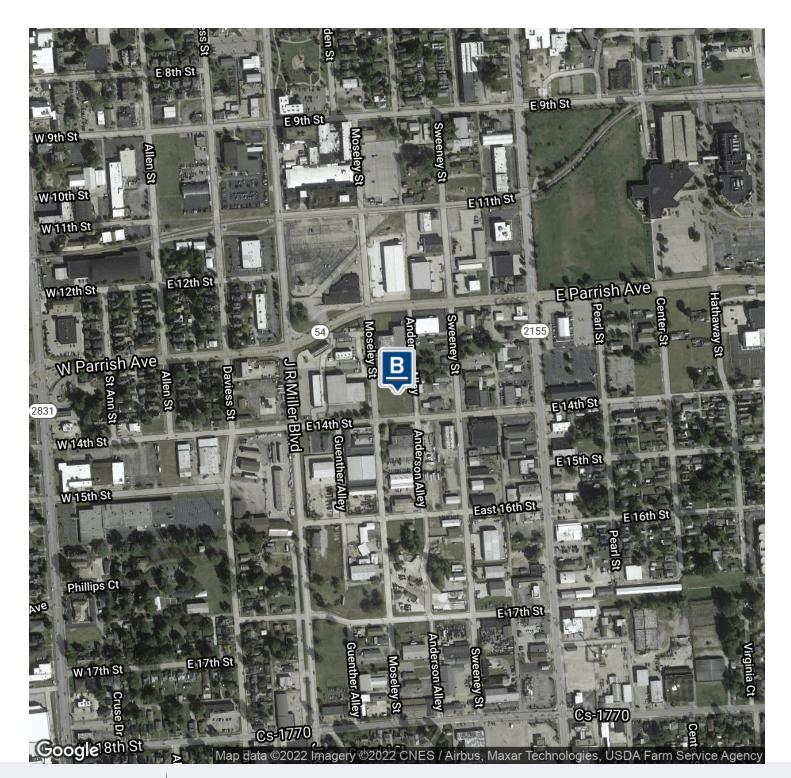
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GENERAL NOTES:

- ALL PUBLIC IMPROVEMENTS MUST BE ACCORDING TO THE OWENSBORO METROPOLITAN PUBLIC IMPROVEMENT SPECIFICATIONS (THE PUBLIC IMPROVEMENT SPECIFICATIONS) PI SPECS CAN BE FOUND AT www.iompc.org.
- CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE PRIOR TO BEGINNING ANY CONSTRUCTION PHASES.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ALL APPROPRIATE PERMITS FROM THE KENTUCKY DIVISION OF WATER AND/OR ARMY CORPS OF ENGINEERS.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ALL APPROPRIATE PERMITS FROM ALL THE GOVERNING AGENCIES
- THAT HAVE JURISDICTION OVER THE AREA WHERE THE WORK IS PROPOSED TO BE DONE. A CUT AND FILL PERMIT IS REQUIRED WHEN CUTTING OR FILLING IS PROPOSED TO BE PERFORMED IN THE PROPOSED DEVELOPMENT.
- A STREET CUT PERMIT IS REQUIRED FOR ALL WORK INSIDE THE RIGHT-OF-WAY OF THE CITY OF OWENSBORO. CALL THE CITY ENGINEERING OFFICE AT (270) 687-8641.
- PRIOR TO MOBILIZATION, ALL SILT FENCE SHALL BE INSTALLED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR REMOVING DIRT AND CONSTRUCTION DEBRIS CAUSED BY CONSTRUCTION ACTIVITIES FROM THE CITY'S STREETS FOR THE DURATION OF THE PROJECT.
- 9. ALL POTENTIAL EROSION SHALL BE CONTROLLED IN SUCH A MANNER SO AS TO PREVENT ANY DISPLACEMENT OF SILT TO THE ADJACENT PROPERTY OWNERS OR RIGHT-OF-WAY. THIS CONTROL SHALL BE IMPLEMENTED THROUGH PROPER INSTALLATION OF SILT FENCE DURING THE CONSTRUCTION DURATION AND MAINTAINED UNTIL PROPER GROUND COVER HAS BEEN ESTABLISHED.
- 10. TOPSOIL STOCKPILES AND BORROW SITES SHALL BE SURROUNDED BY SILT FENCES, RESEEDED, AND PLACED WHERE SOIL EROSION WOULD NOT FLOW INTO WATERWAYS OR ADJACENT PROPERTIES.
- 1. NO SOLIDS, INCLUDING BUILDING MATERIALS, SHALL BE ALLOWED TO DISCHARGE INTO WATERS OF THE COMMONWEALTH.
- 12. THE EROSION CONTROL PLAN IS PREPARED AS A GUIDE FOR INITIAL EROSION CONTROL MEASURES TO BE INSTALLED AT THE JOB SITE. IF EROSION OCCURS IN OTHER SPECIFIC AREAS OF THE PROPERTY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SILT FENCE OR OTHER EROSION CONTROL MEASURES AS NEEDED TO PREVENT EROSION AND/OR CONTROL SEDIMENTATION.
- 13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENTATION CONTROL. STRUCTURES, SILT FENCE, ETC. SHALL BE INSPECTED REGULARLY AND SHALL BE REPAIRED, CLEANED, AND/OR REINSTALLED AS NECESSARY TO MEET THE INTENT OF THIS PLAN AND THE CITY OF OWENSBORO REGULATIONS
- 14. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE REMOVAL OF EROSION PREVENTION AND SEDIMENTATION CONTROL STRUCTURES AFTER CONSTRUCTION IS COMPLETE, BUT ONLY AFTER PROPER GROUND COVER HAS BEEN ESTABLISHED.
- 15. THE GENERAL CONTRACTOR SHALL INSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THE EROSION CONTROL MEASURES ON SITE AND THAT EACH SUBCONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THEY CAUSE TO ANY EROSION CONTROL STRUCTURE AND SHALL REPORT SAME TO THE GENERAL CONTRACTOR IMMEDIATELY.
- 16. A STORM WATER POLLUTANT PROTECTION PLAN (SWPPP) SHALL BE DEVELOPED FOR THIS SITE AND SUBMITTED TO THE CITY OF OWENSBORO ENGINEERING DEPARTMENT FOR A RECORD COPY.
- . SILT FENCES TO BE CLEANED OUT WHEN THEY BECOME ONE THIRD FULL. AFTER EVERY RAIN IN EXCESS OF ONE HALF INCH ALL EROSION CONTROL MEASURES ARE TO BE INSPECTED AND CLEANED OR REPAIRED AS NECESSARY.
- 18. ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR MORE THAN 21 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 19. 6" THICK CONCRETE DRIVE APRONS FOR ALL NEW DRIVE ENTRANCES.
- 20. ALL CONSTRUCTION IN THE RIGHT-OF-WAY WHETHER NEW, MODIFIED, OR IMPROVED SHALL HAVE A STREET CUT PERMIT BEFORE STARTING CONSTRUCTION AND INSPECTION PERFORMED BEFORE AND DURING CONSTRUCTION. CALL THE CITY ENGINEER'S OFFICE FOR PERMIT AND INSPECTION (270) 687-8641.
- 21. TIE IN NEW DRIVE ENTRANCES WITH THE EXISTING WALK TO ALLOW FOR ADA ACCESS ACCORDING TO THE MOST CURRENT ADA STANDARDS.
- 22. ALL RAMPS, SIDEWALKS AND APRONS SHALL BE COMPLIANT WITH THE MOST CURRENT DEPARTMENT OF JUSTICE ADA REQUIREMENTS (ADA STANDARDS FOR ACCESSIBLE DESIGN, CODE OF FEDERAL REGULATIONS, CURRENT EDITION).
- 23. CURB AT THE ENTRANCES TO BE CLOSED SHALL BE REMOVED AND REPLACED TO MATCH AND THE INTO THE EXISTING CURBS. 24. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE SIDEWALKS, CURBS, GUTTERS, AND/OR DRIVEWAY ENTRANCE
- APRONS DAMAGED DURING CONSTRUCTION OF THEIR PROJECT. 25. EXISTING ROADWAYS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO OR EXCEEDS CURRENT CONDITIONS BY THE CONTRACTOR.
- 26. NO ENCROACHMENTS WILL BE ALLOWED UPON DEDICATED EASEMENTS SHOWN ON PLAN SET.
- 27. IF THE DEVELOPMENT REQUIRES A DUMPSTER. THEN THE DUMPSTER PAD AND ENCLOSURE, IF ANY, MUST BE SHOWN AND DIMENSIONED ON THE PLANS AND IT MUST MEET ALL OF THE CITY OF OWENSBORO'S APPROACH, ENCLOSURE, AND OVERHEAD SPECIFICATIONS, CITY SANITATION DUMPSTER SERVICE/ENCLOSURE SPECIFICATIONS AND DETAIL CAN BE FOUND AT WWW.OWENSBORO.ORG/PAGE/SANITATION-DEPARTMENT, SIGN-OFF FROM THE SANITATION DIRECTOR IS ALSO REQUIRED BEFORE FINAL PLAN APPROVAL BY THE CITY ENGINEER'S OFFICE.
- 28. DISCHARGE FROM ALL SITE DOWNSPOUTS SHALL BE DIRECTED TO STORM SEWERS, SWALES, AND/OR SHEET FLOW ROUTED TO THE DETENTION BASIN.
- 29. THE PROPERTY OWNER IS RESPONSIBLE FOR SURFACE AND SUB-SURFACE DRAINAGE RELATED TO HIS/HER LANDS, AND SHALL PROVIDE FOR SUCH DRAINAGE IN A WAY AS TO PROPERLY RELIEVE WATERS FROM THEIR LAND, WITHOUT OBSTRUCTING EXISTING DRAINAGE PATTERNS OR INCREASING RUNOFF ONTO ADJACENT PROPERTIES.
- 30. CONSTRUCT THE DETENTION BASINS BEFORE INITIATING OTHER SITE WORK.
- 31. DEVELOPER WILL MAINTAIN ON A ROUTINE BASIS THE DETENTION BASINS (I.E. ROUTINE CLEANING AND SILT REMOVAL)
- 32. DEVELOPER WILL MAINTAIN ON A ROUTINE BASIS ALL SILT CHECKS AND EROSION CONTROL ITEMS UNTIL PERMANENT GROUND COVER IS ESTABLISHED AT SITE, OR THE DEVELOPMENT IS 75% COMPLETE, WHICHEVER COMES LATER.
- 33. THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE DEVELOPER'S ENGINEER HAS VERIFIED THAT THE DETENTION BASIN IS BUILT ACCORDING TO THE APPROVED PLAN. THIS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR BY A LICENSED LAND SURVEYOR
- 34. THE DEVELOPER'S ENGINEER HAS TO VERIFY THAT THE DETENTION BASIN IS BUILT ACCORDING TO THE APPROVED PLAN. THIS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, OR BY A LICENSED LAND SURVEYOR.
- 35. ALL STORMWATER TREATMENT PRACTICES SHALL HAVE AN OPERATION AND MAINTENANCE AGREEMENT TO ENSURE THE SYSTEM FUNCTIONS AS DESIGNED.
- 36. A LEGALLY BINDING COVENANT SPECIFYING THE PARTIES RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORM WATER TREATMENT PRACTICES SHALL BE SECURED AND RECORDED INTO THE LAND RECORD PRIOR TO ISSUANCE OF ANY PERMIT FOR LAND DISTURBANCE ACTIVITIES.
- 7. MAINTENANCE REPORTS SHALL BE SUBMITTED TO THE CITY ENGINEER'S OFFICE ANNUALLY, AND THE STORMWATER BMPs SHALL BE INSPECTED ROUTINELY AS OUTLINED IN CHAPTER 14 OF THE OWENSBORO METROPOLITAN PUBLIC IMPROVEMENT SPECIFICATIONS
- 38. THE UNITED STATES POSTAL SERVICE REQUIRES CLUSTER BOX UNITS (CBUs) FOR MAIL DELIVERY IN ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. PLEASE CONTACT THE LOCAL POST OFFICE FOR PLACEMENT REQUIREMENTS AND APPROVAL OF CBUS PRIOR TO INSTALLATION.
- 39. THE ENTIRE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA OR FLOODWAY PER F.I.R.M. NO. 21059C0138D, REVISED APRIL 16, 2009.

EX. WALL HEIGHT SATISFIES THE -REQUIRED 6-FT HIGH SCREENING ELEMENT (55 L.F.)

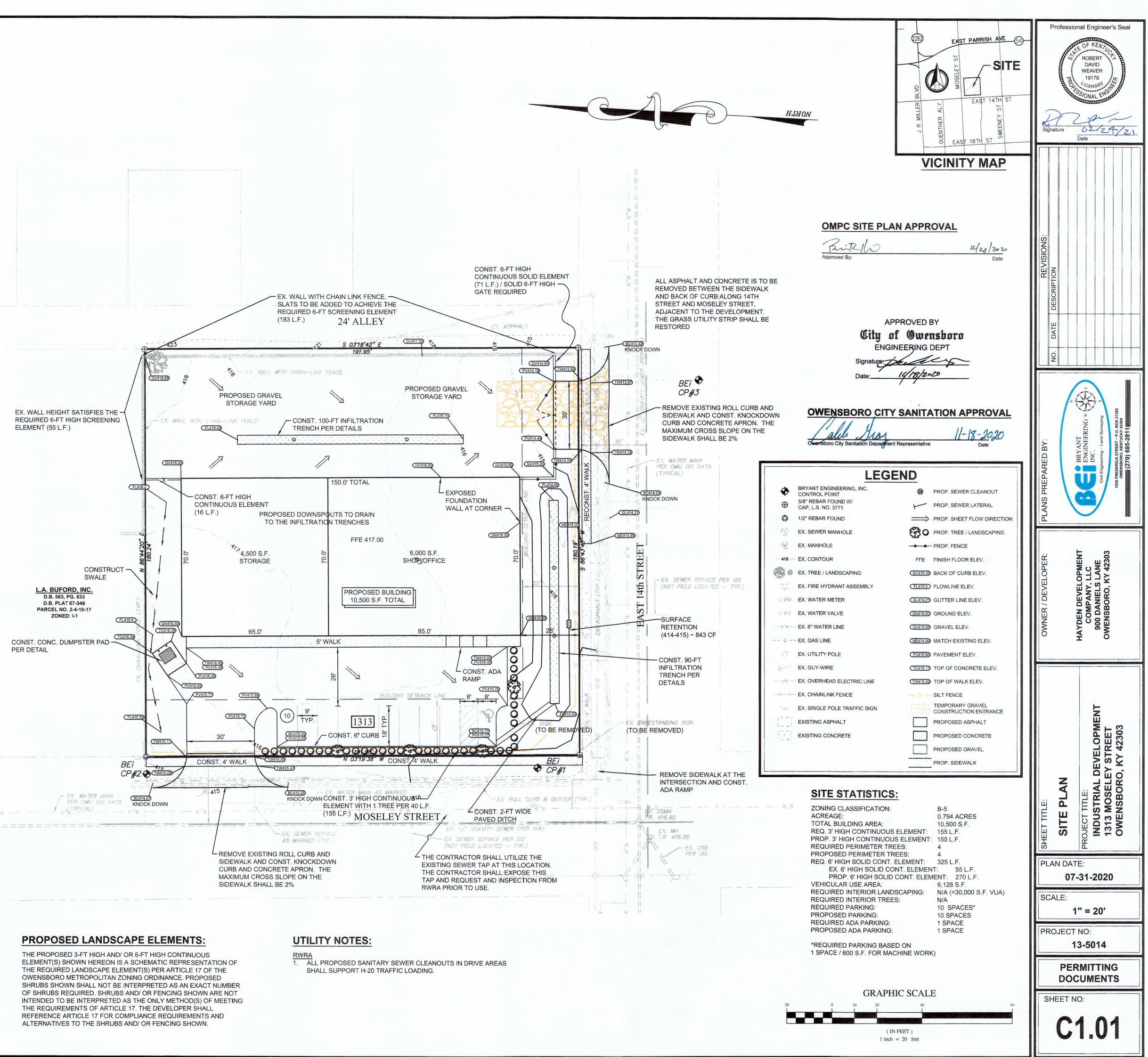
> L.A. BUFORD, INC. D.B. 563, PG. 633

D.B. PLAT 67-348 PARCEL NO. 2-4-10-17 ZONED: I-1

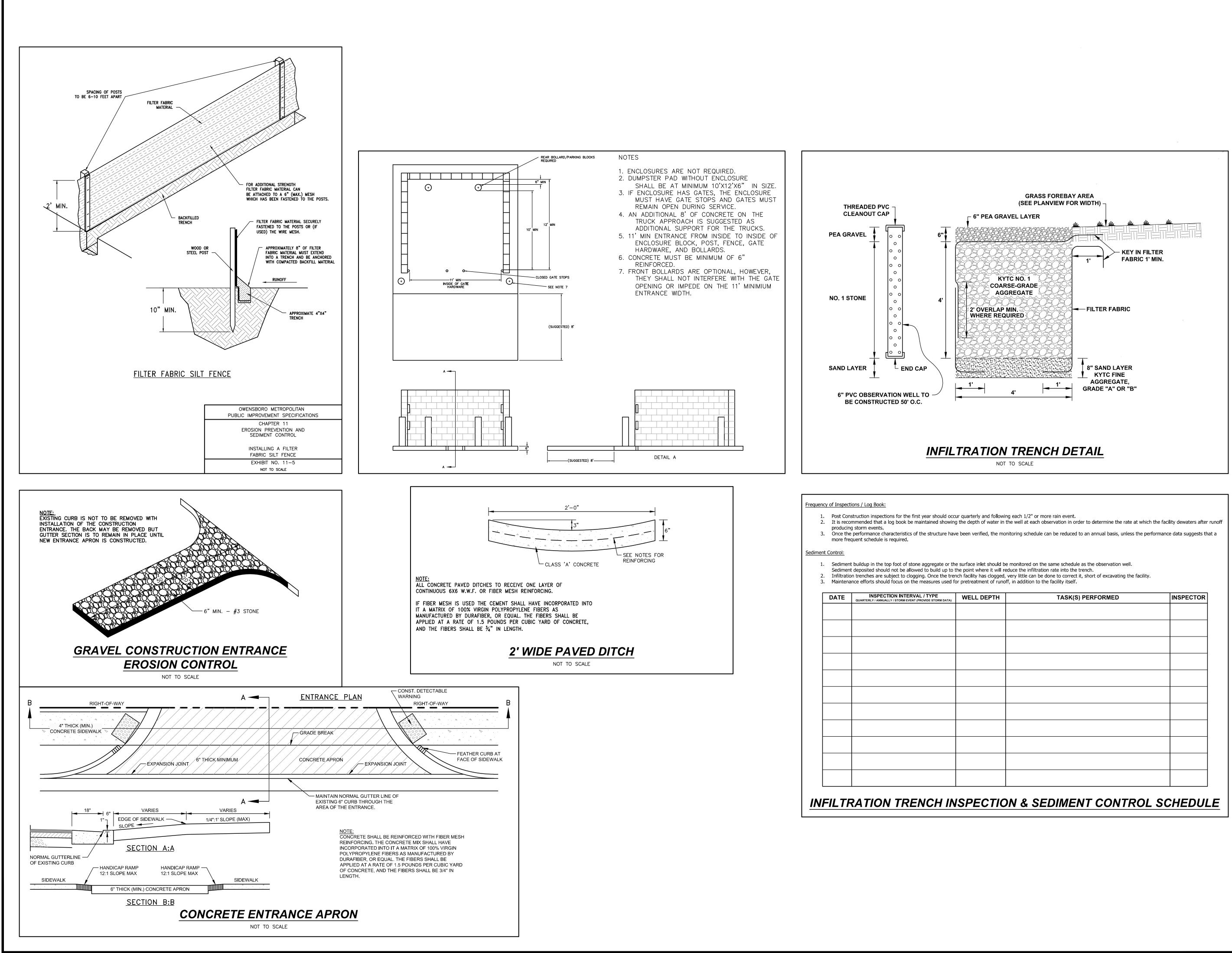
CONST. CONC. DUMPSTER PAD PER DETAIL

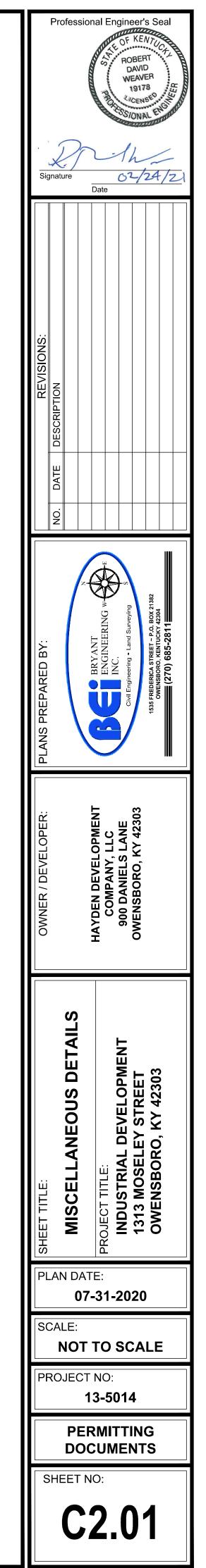
PROPOSED LANDSCAPE ELEMENTS:

THE PROPOSED 3-FT HIGH AND/ OR 6-FT HIGH CONTINUOUS ELEMENT(S) SHOWN HEREON IS A SCHEMATIC REPRESENTATION OF THE REQUIRED LANDSCAPE ELEMENT(S) PER ARTICLE 17 OF THE OWENSBORO METROPOLITAN ZONING ORDINANCE. PROPOSED SHRUBS SHOWN SHALL NOT BE INTERPRETED AS AN EXACT NUMBER OF SHRUBS REQUIRED. SHRUBS AND/ OR FENCING SHOWN ARE NOT INTENDED TO BE INTERPRETED AS THE ONLY METHOD(S) OF MEETING THE REQUIREMENTS OF ARTICLE 17. THE DEVELOPER SHALL REFERENCE ARTICLE 17 FOR COMPLIANCE REQUIREMENTS AND ALTERNATIVES TO THE SHRUBS AND/ OR FENCING SHOWN.



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Executive Summary

1313 Moseley St, Owensboro, Kentucky, 42303 Drive Time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.76359 Longitude: -87.10589

			5
	5 minutes	10 minutes	15 minutes
Population			
2000 Population	22,476	61,013	76,888
2010 Population	22,614	65,202	81,670
2020 Population	23,338	69,149	86,814
2025 Population	23,710	70,990	89,182
2000-2010 Annual Rate	0.06%	0.67%	0.61%
2010-2020 Annual Rate	0.31%	0.58%	0.60%
2020-2025 Annual Rate	0.32%	0.53%	0.54%
2020 Male Population	47.8%	48.0%	48.4%
2020 Female Population	52.2%	52.0%	51.6%
2020 Median Age	39.3	39.7	40.0

In the identified area, the current year population is 86,814. In 2010, the Census count in the area was 81,670. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 89,182 representing a change of 0.54% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.5.

Race and Ethnicity			
2020 White Alone	84.2%	86.5%	88.1%
2020 Black Alone	8.8%	7.1%	6.0%
2020 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2020 Asian Alone	0.7%	0.9%	0.8%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Other Race	1.9%	1.9%	1.8%
2020 Two or More Races	4.0%	3.3%	3.0%
2020 Hispanic Origin (Any Race)	4.5%	4.0%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 27.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households			
2020 Wealth Index	49	61	65
2000 Households	9,831	25,238	30,902
2010 Households	9,660	27,068	33,185
2020 Total Households	9,947	28,774	35,406
2025 Total Households	10,112	29,580	36,432
2000-2010 Annual Rate	-0.18%	0.70%	0.72%
2010-2020 Annual Rate	0.29%	0.60%	0.63%
2020-2025 Annual Rate	0.33%	0.55%	0.57%
2020 Average Household Size	2.24	2.32	2.38

The household count in this area has changed from 33,185 in 2010 to 35,406 in the current year, a change of 0.63% annually. The five-year projection of households is 36,432, a change of 0.57% annually from the current year total. Average household size is currently 2.38, compared to 2.38 in the year 2010. The number of families in the current year is 22,411 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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Latitude: 37.76359 Longitude: -87.10589

			5
	5 minutes	10 minutes	15 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	11.6%	11.8%	11.5%
Median Household Income			
2020 Median Household Income	\$38,210	\$46,167	\$50,058
2025 Median Household Income	\$40,391	\$48,949	\$52,196
2020-2025 Annual Rate	1.12%	1.18%	0.84%
Average Household Income			
2020 Average Household Income	\$54,203	\$62,700	\$66,043
2025 Average Household Income	\$58,580	\$67,981	\$71,955
2020-2025 Annual Rate	1.57%	1.63%	1.73%
Per Capita Income			
2020 Per Capita Income	\$23,479	\$26,152	\$27,077
2025 Per Capita Income	\$25,390	\$28,383	\$29,542
2020-2025 Annual Rate	1.58%	1.65%	1.76%
Ususshalds by Tasama			

Households by Income

Current median household income is \$50,058 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$52,196 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$66,043 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,955 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,077 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,542 in five years, compared to \$37,691 for all U.S. households

191	190	198
10,769	27,017	33,029
5,373	15,994	20,783
4,458	9,244	10,119
938	1,779	2,127
10,733	29,092	35,583
5,079	16,544	21,583
4,581	10,524	11,602
1,073	2,024	2,398
11,064	30,820	37,830
5,132	17,211	22,611
4,815	11,562	12,796
1,117	2,046	2,424
11,258	31,691	38,948
5,205	17,708	23,284
4,907	11,872	13,148
1,146	2,111	2,516
	10,769 5,373 4,458 938 10,733 5,079 4,581 1,073 11,064 5,132 4,815 1,117 11,258 5,205 4,907	10,76927,0175,37315,9944,4589,2449381,77910,73329,0925,07916,5444,58110,5241,0732,02411,06430,8205,13217,2114,81511,5621,1172,04611,25831,6915,20517,7084,90711,872

Currently, 59.8% of the 37,830 housing units in the area are owner occupied; 33.8%, renter occupied; and 6.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 35,583 housing units in the area - 60.7% owner occupied, 32.6% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 2.76%. Median home value in the area is \$137,261, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.44% annually to \$154,831.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.