

1734 Parrish Ave E | Owensboro, KY 42303

**For Lease****\$8.00 SF/yr (NNN)****OFFERING SUMMARY**

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	16,250 SF
Available SF:	16,250 SF
Lot Size:	1.312 Acres
Year Built:	1994
Zoning:	I-1
Market:	Owensboro
Traffic Count:	10,500

PROPERTY OVERVIEW

This property is a rare find in Owensboro. It is a 16,250 sf warehouse/distribution facility with 2,500 sf of office and training space. It has two docks, four 14' overhead grade level doors and ample parking space.

The ceiling heights are 21' at the peak and just under 16' at the eaves. There is a wet sprinkler system and the property has 3-phase power. The warehouse space is split in two sections with a large connecting through-way. Each section has two hanging gas heaters.

PROPERTY HIGHLIGHTS

- 16,250 sf Warehouse Distribution Building
- Two in-ground docks
- Four 14' overhead doors
- 2,500 sf of office
- 3-Phase Power



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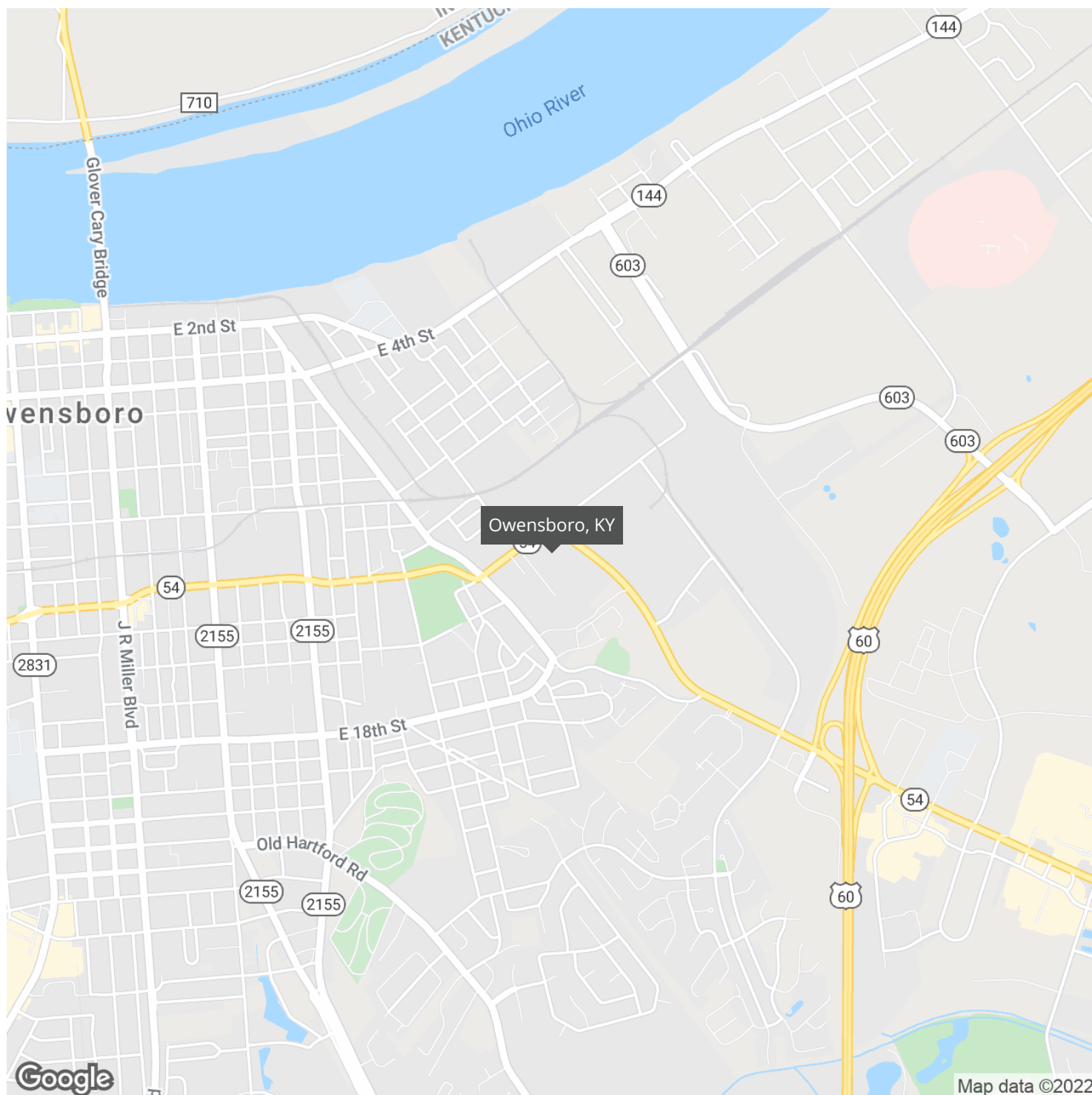
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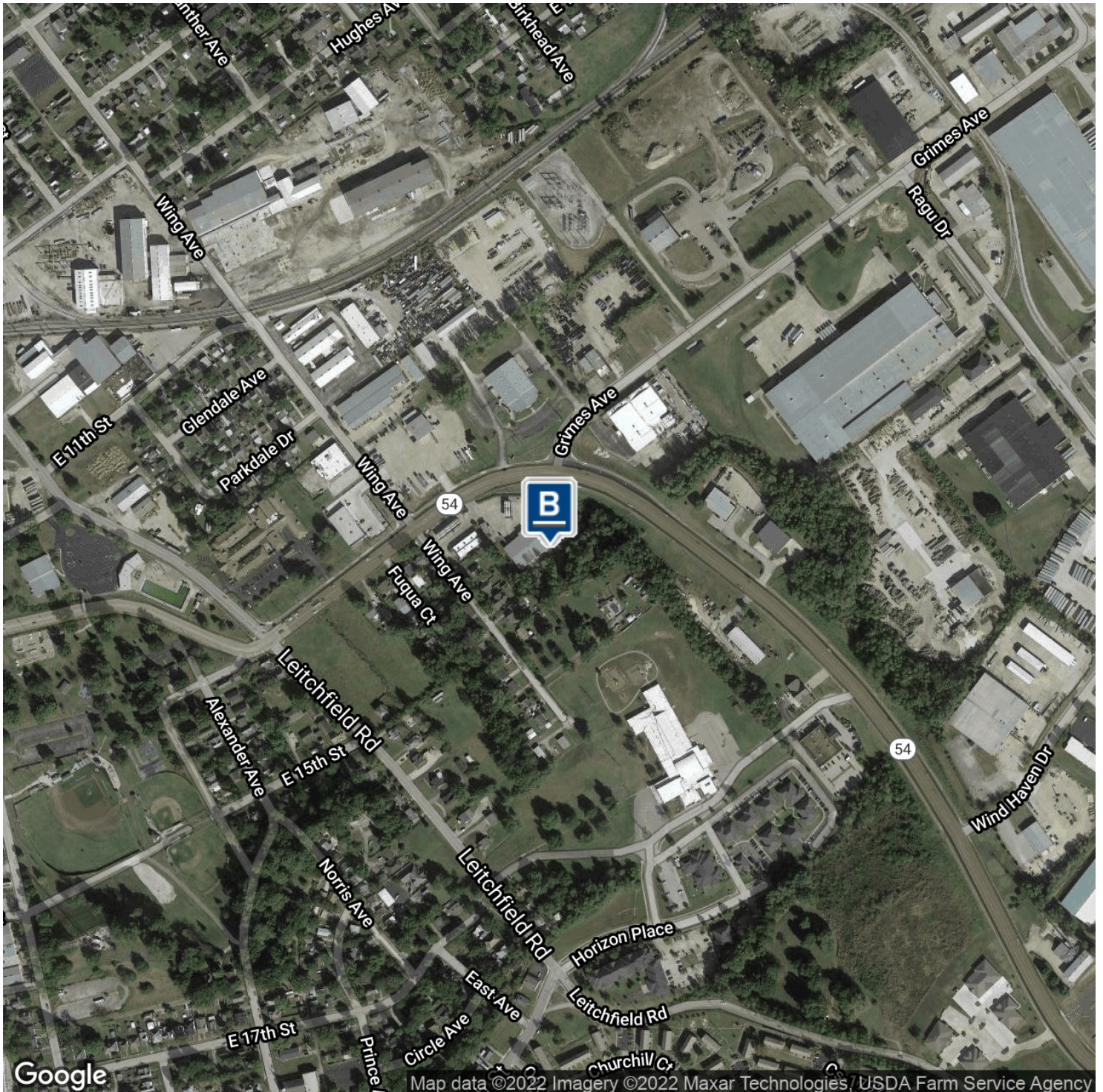
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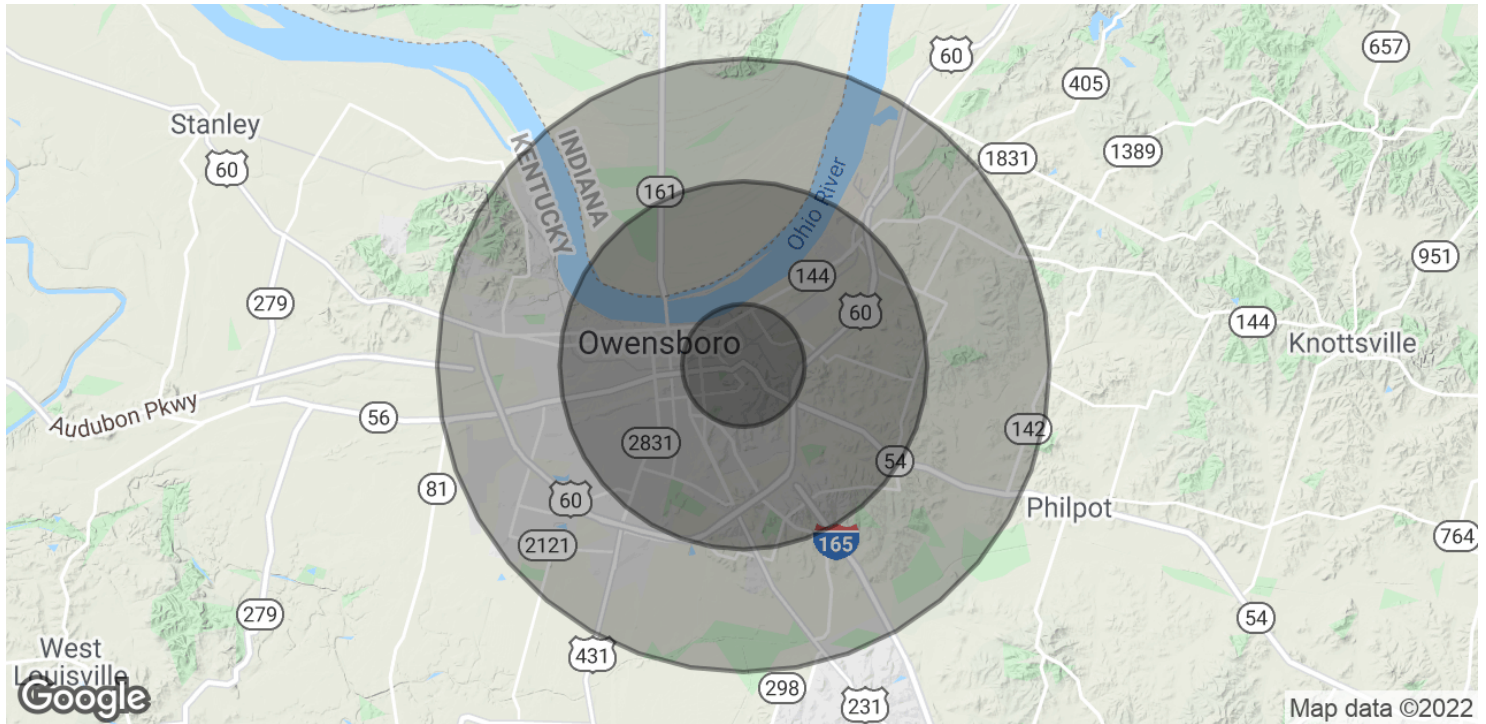
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**For Lease****\$8.00 SF/yr (NNN)****POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	5,375	38,865	73,872
Average age	35.1	39.8	40.0
Average age (Male)	33.7	37.4	37.1
Average age (Female)	35.6	41.5	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,221	16,567	30,757
# of persons per HH	2.4	2.3	2.4
Average HH income	\$33,347	\$47,138	\$51,646
Average house value	\$89,669	\$110,463	\$124,450

* Demographic data derived from 2010 US Census



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Direct: 270.926.1101 x120 | Cell: 270.929.1236

KY #222972

PROFESSIONAL BACKGROUND

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. He still manages the properties today as president of Gateway Property Management and Leasing. Gateway Commercial also sold land to Goodwill Industries as well as sold land and built offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing, development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

EDUCATION

Studied Business at Western Kentucky University.

MEMBERSHIPS

Kids Football League, Co-founder & Past President, Coach (2013-2018)
 ODCYFL Football Coach (1992-2002, 2009-2012)
 Daviess County Middle School Football Coach (2016)
 EDC Little League Baseball Coach (2012-2016)
 Southern Little League Baseball Coach (1994-1999)
 Highland Playground Softball Coach (2000-2003)
 Meadowlands Playground Baseball Coach (2008-2011)
 Junior Achievement, Instructor (1997-2014)
 Boulware Center, Fundraising Committee (2006-2007)
 Habitat for Humanity Owensboro, Fundraising Chairman (1998-2001)
 Community Coordinator for Daviess County High School Football (2018-present)

Barron Commercial Group

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