

# 10,500 SF WAREHOUSE WITH OFFICE

10,500 Sq. Ft.

\$9.50 psf NNN Terms

Office/Warehouse



INDUSTRIAL INVESTMENT OPPORTUNITY

4143 Vincent Station Drive | Owensboro, KY 42303



**For Lease**

| \$9.50 SF/yr (NNN)



**Representative Photo**

#### OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	10,500 SF
Lot Size:	0.872 Acres
Year Built:	2023
Zoning:	I-1 Light Industrial

#### PROPERTY OVERVIEW

Office/warehouse to be available spring 2023. This could possibly be a build to suit opportunity for future tenant. Lessor requesting lease term of 5-10 years. Building is well suited for small manufacturing company, construction, supply company or any business needing an office area with attached warehouse.

#### PROPERTY HIGHLIGHTS

- 10,500 Sq. Ft.
- \$9.50 psf NNN Terms
- Office/Warehouse
- 40 Parking Spaces
- One (1) 12X12 Overhead Door
- One (1) 12X14 Overhead door



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**TODD HUMPHREYS** Advisor  
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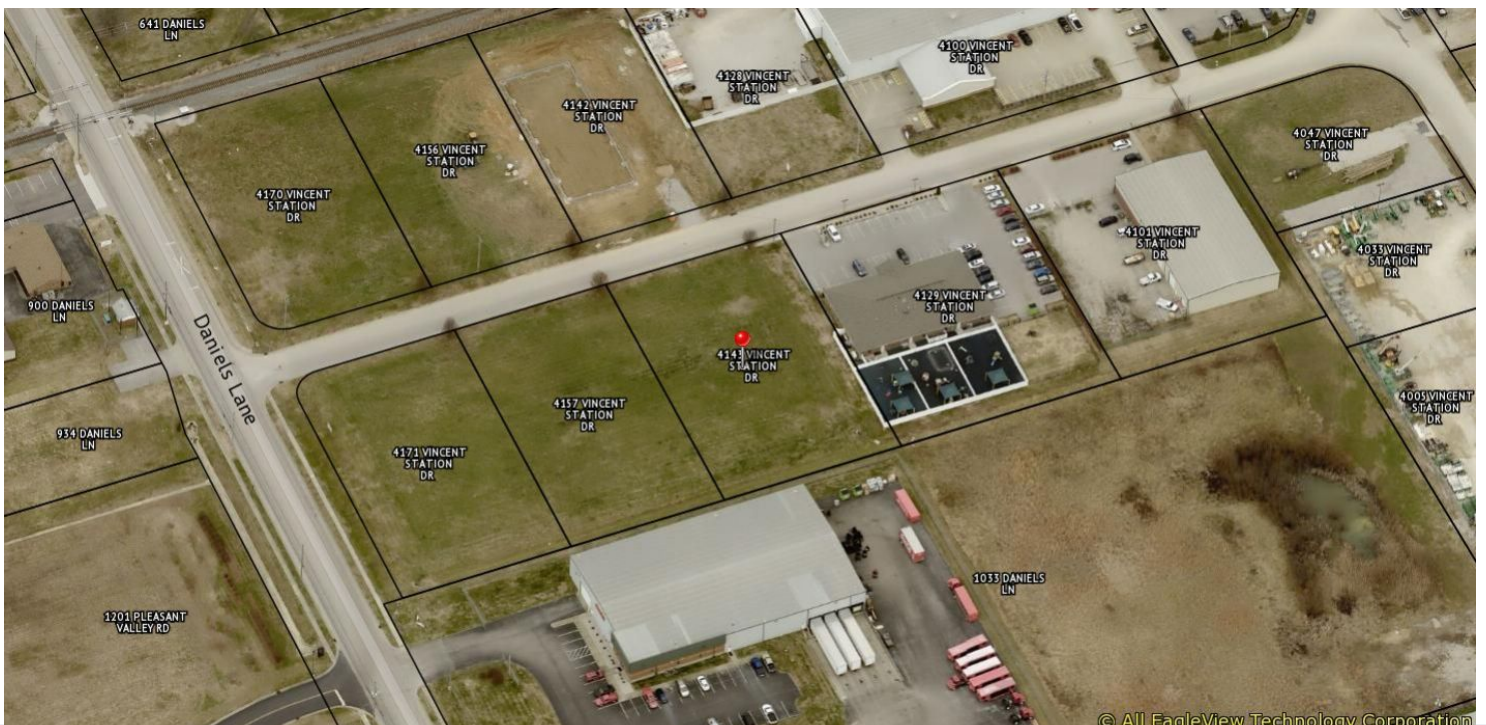
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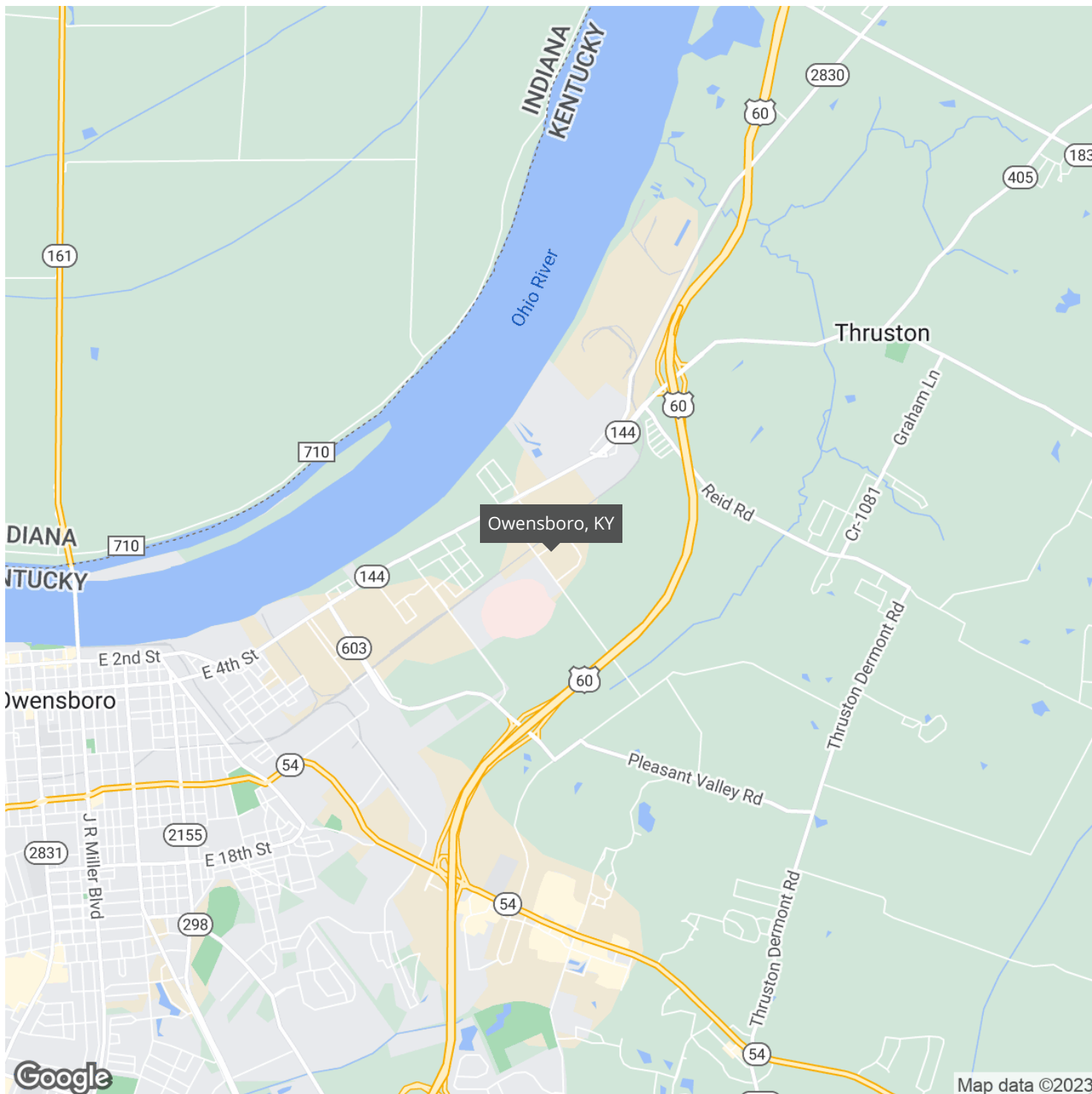
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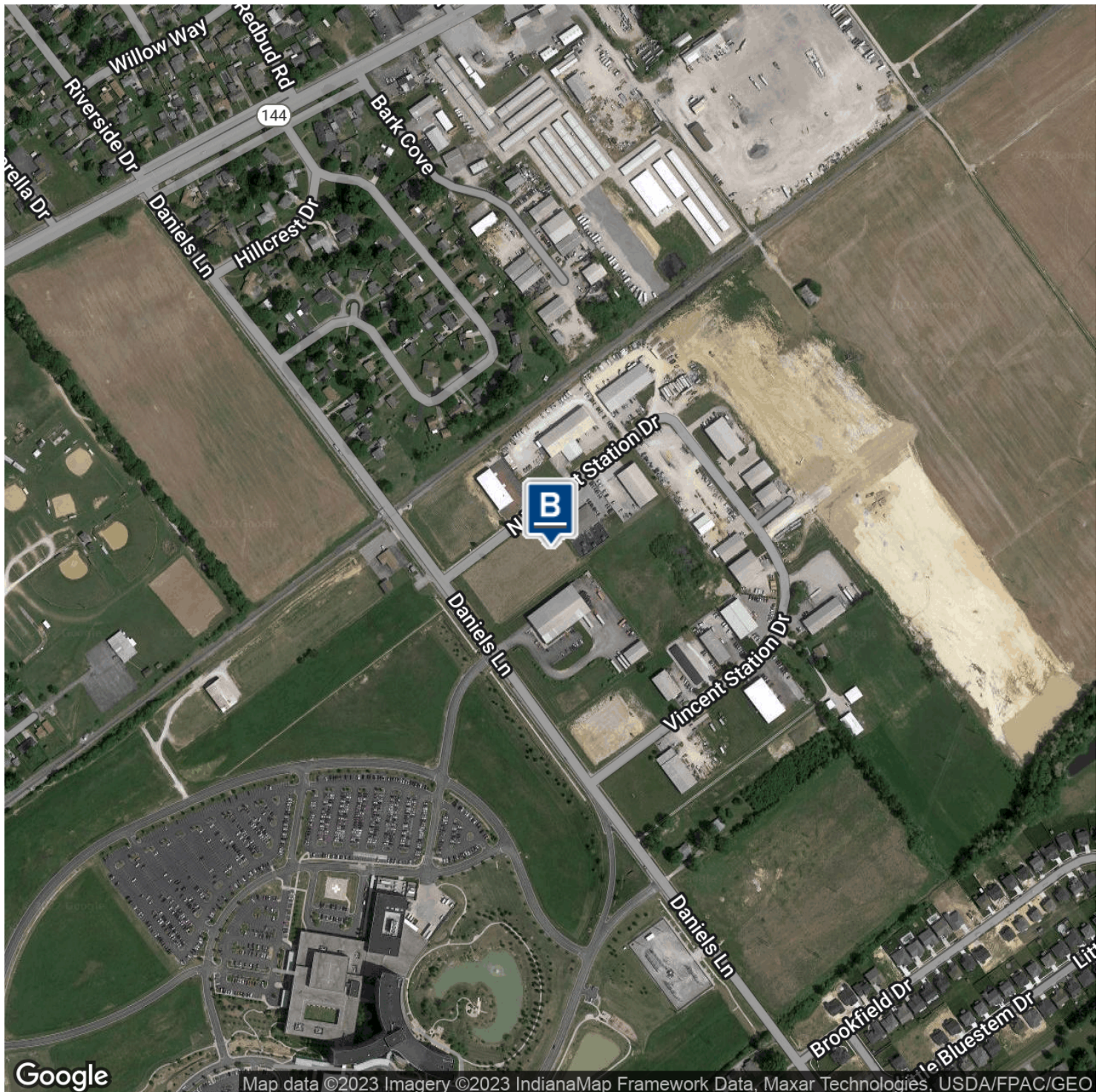
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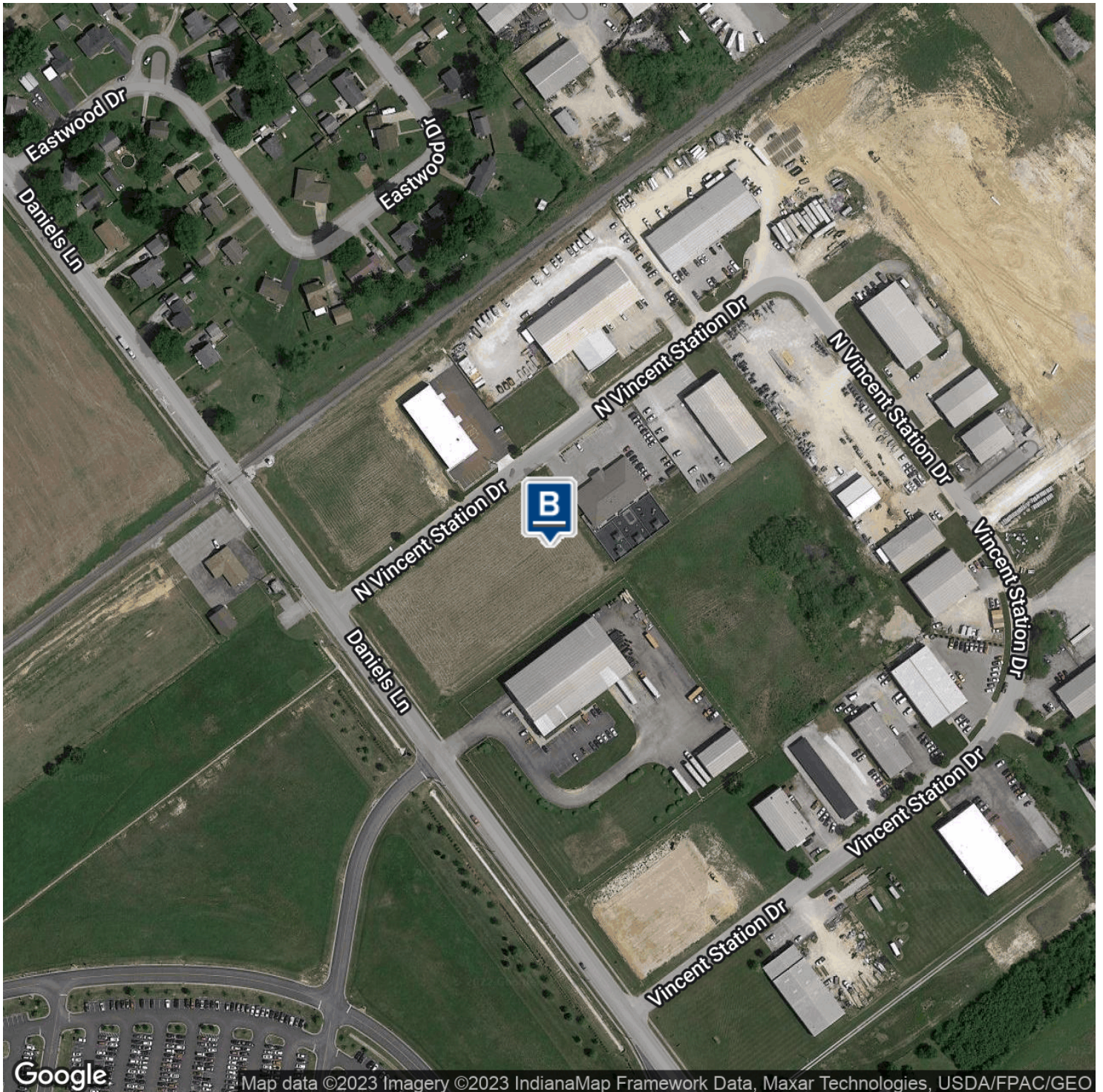
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**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	60 months
Total Space:	10,500 SF	Lease Rate:	\$9.50 SF/yr

**AVAILABLE SPACES**

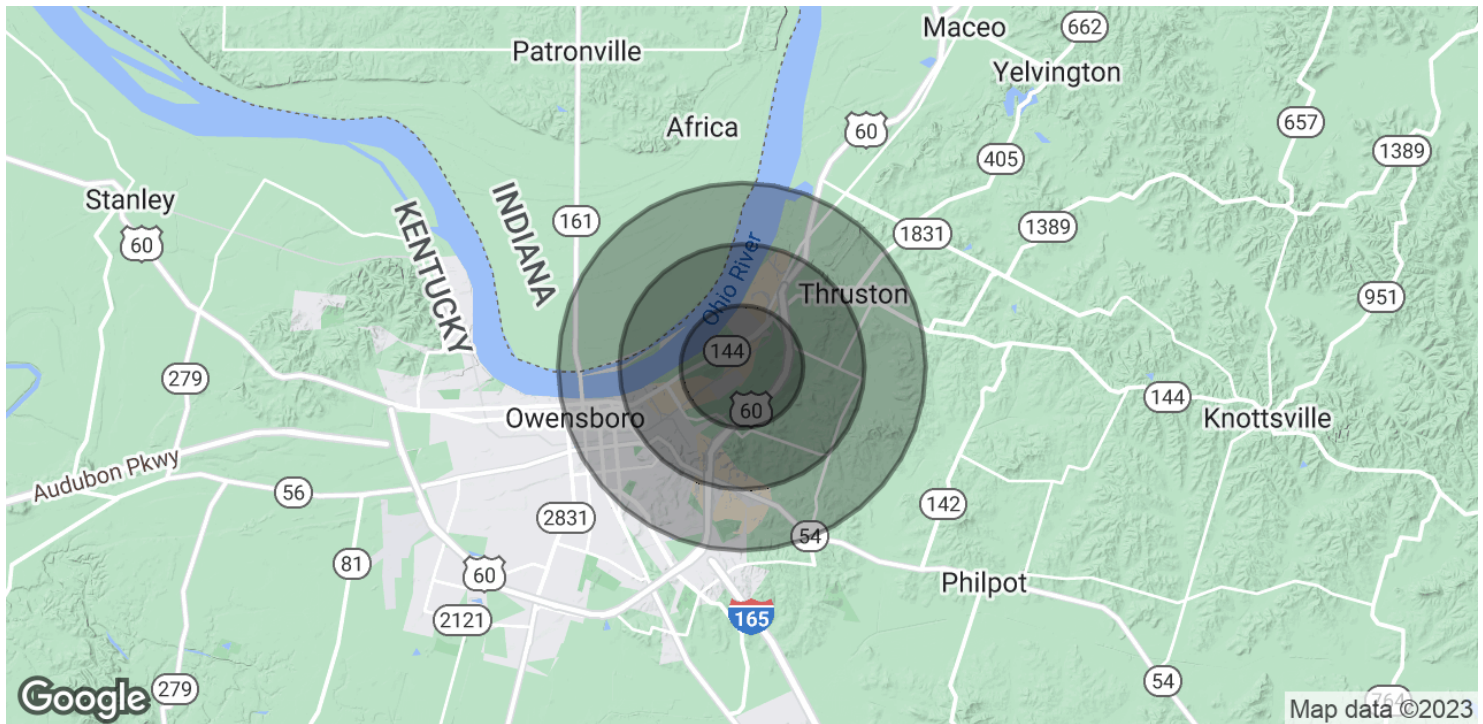
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4143 Vincent Station Drive	Available	10,500 SF	NNN	\$9.50 SF/yr	10,500 Sq. Ft. Office/Warehouse. Office area with 2 restrooms. Warehouse area with one 12X12 overhead door and one 12X14 overhead door. There will be 35-40 parking spaces available.



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**For Lease****\$9.50 SF/yr (NNN)****POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	2,733	6,591	20,976
Average Age	40.1	42.0	39.9
Average Age (Male)	38.8	39.1	36.4
Average Age (Female)	41.9	45.0	41.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	868	2,588	8,721
# of Persons per HH	3.1	2.5	2.4
Average HH Income	\$69,990	\$63,130	\$65,274
Average House Value	\$152,764	\$151,405	\$142,299

\* Demographic data derived from 2020 ACS - US Census



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