Office / Warehouse 10,000 Sq. Ft \$8.50 PSF



### INDUSTRIAL INVESTMENT OPPORTUNITY



### 5026 Downwind Drive | Owensboro, KY 42303

For Lease

\$8.50 SF/yr (NNN)



#### **OFFERING SUMMARY**

Lease Rate:	\$8.50 SF/yr (NNN)
Building Size:	10,000 SF
Lot Size:	0.695 Acres
Year Built:	2023
Zoning:	I-1

BARRON GROUP

#### **PROPERTY OVERVIEW**

This office/warehouse will be available in the Spring 2023. This building is perfect for a small manufacturing company, construction or any business needing an office area with attached warehouse. Lessor requesting lease term of 5-10 years.

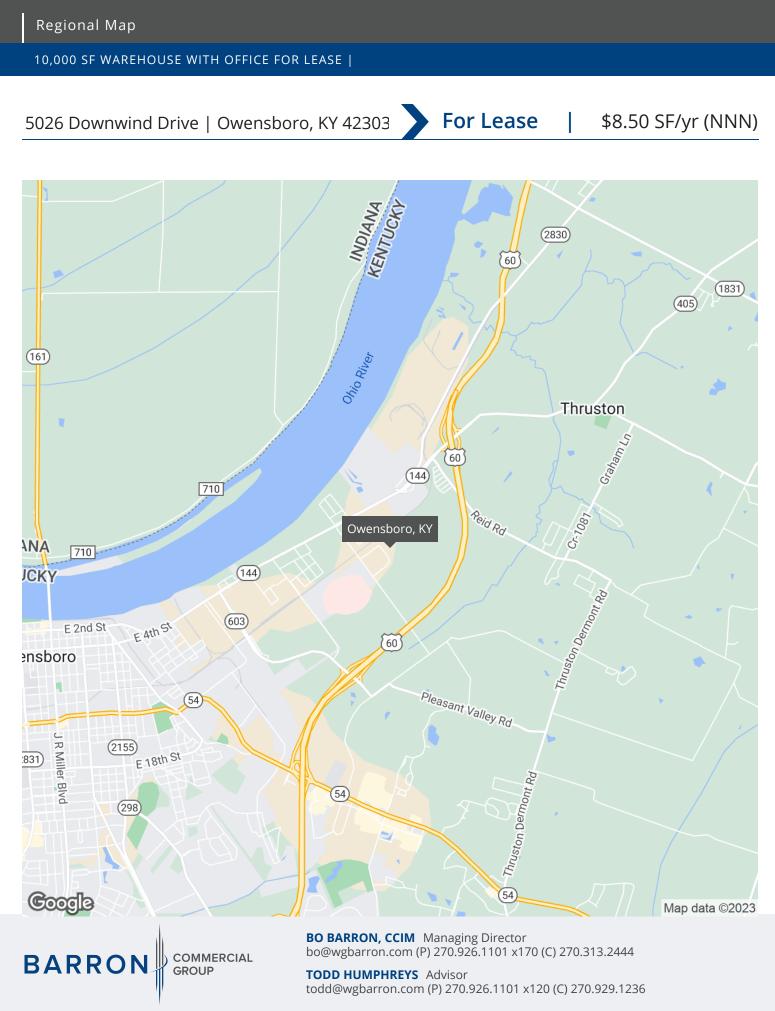
#### **PROPERTY HIGHLIGHTS**

- Office / Warehouse
- 10,000 Sq. Ft
- \$8.50 PSF
- NNN
- Zoned I-1

**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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction



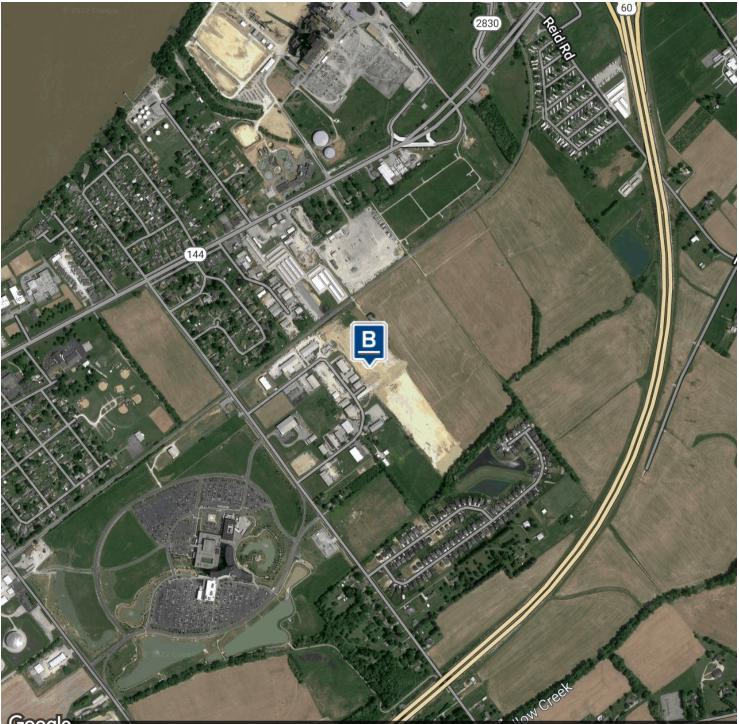
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

BARRON COMMERCIAL GROUP

5026 Downwind Drive | Owensboro, KY 42303

**For Lease** 

\$8.50 SF/yr (NNN)



Google Map data ©2023 Imagery ©2023 CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO

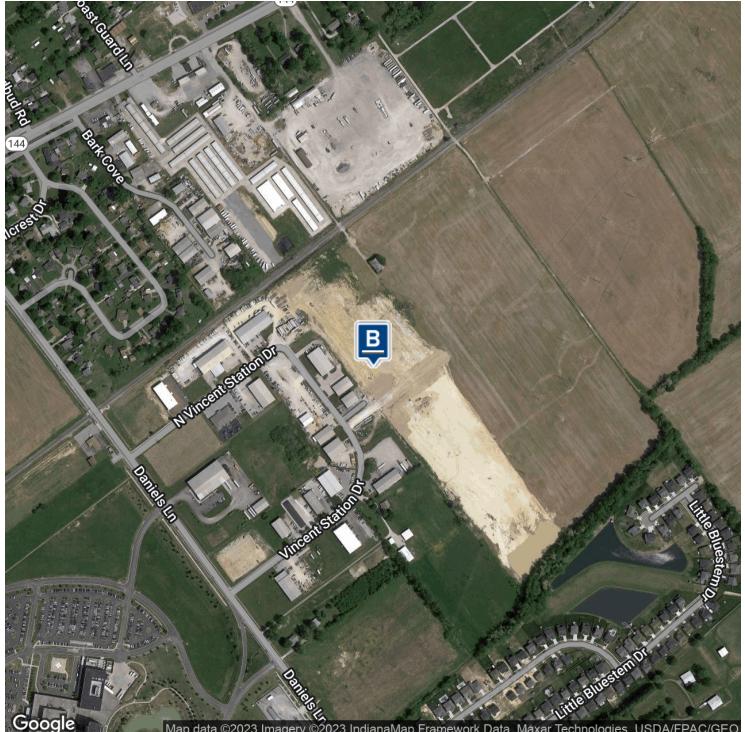
**BO BARRON, CCIM** Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

5026 Downwind Drive | Owensboro, KY 42303

**For Lease** \$8.50 SF/yr (NNN)



Map data ©2023 Imagery ©2023 IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO

**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

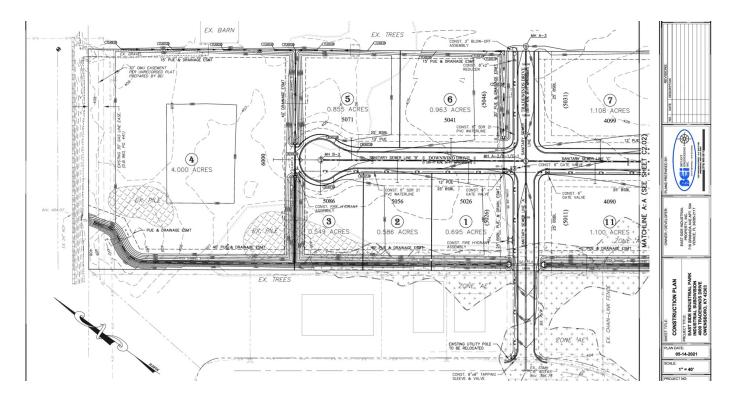
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

BARRON GROUP

## 5026 Downwind Drive | Owensboro, KY 42303

For Lease

# \$8.50 SF/yr (NNN)



**LEASE INFORMATION** 

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,000 SF	Lease Rate:	\$8.50 SF/yr

**AVAILABLE SPACES** 

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5026 Downwind Drive ( Lot 1 )	Available	10,000 SF	NNN	\$8.50 SF/yr	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. Terms are \$8.50 PSF NNN.

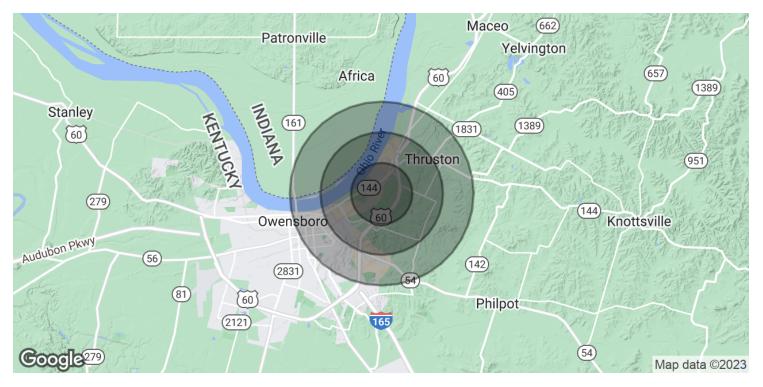


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

5026 Downwind Drive | Owensboro, KY 42303

**For Lease** 

\$8.50 SF/yr (NNN)



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,222	9,432	21,655
Average Age	46.3	43.0	42.8
Average Age (Male)	41.0	39.2	40.2
Average Age (Female)	49.5	46.0	44.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,362	4,017	9,273
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$116,015	\$103,025	\$80,148
Average House Value	\$228,560	\$208,510	\$174,622
* Paragraphic data darius from 2020 ACC UC Canaus			

\* Demographic data derived from 2020 ACS - US Census

COMMERCIAL GROUP

BARRON

**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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction