

# 10,000 SF WAREHOUSE/OFFICE FOR LEASE

Office / Warehouse

10,000 Sq. Ft

\$8.50 PSF



Representative Photo

INDUSTRIAL INVESTMENT OPPORTUNITY

5056 Downwind Drive Lot #2 | Owensboro, KY 42303



**For Lease**

| **\$8.50 SF/yr (NNN)**



**Representative Photo**

#### OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	0.586 Acres
Year Built:	2023
Zoning:	I-1

#### 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

5056 Downwind Drive Lot #2 | Owensboro, KY 42303



**For Lease**



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



**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

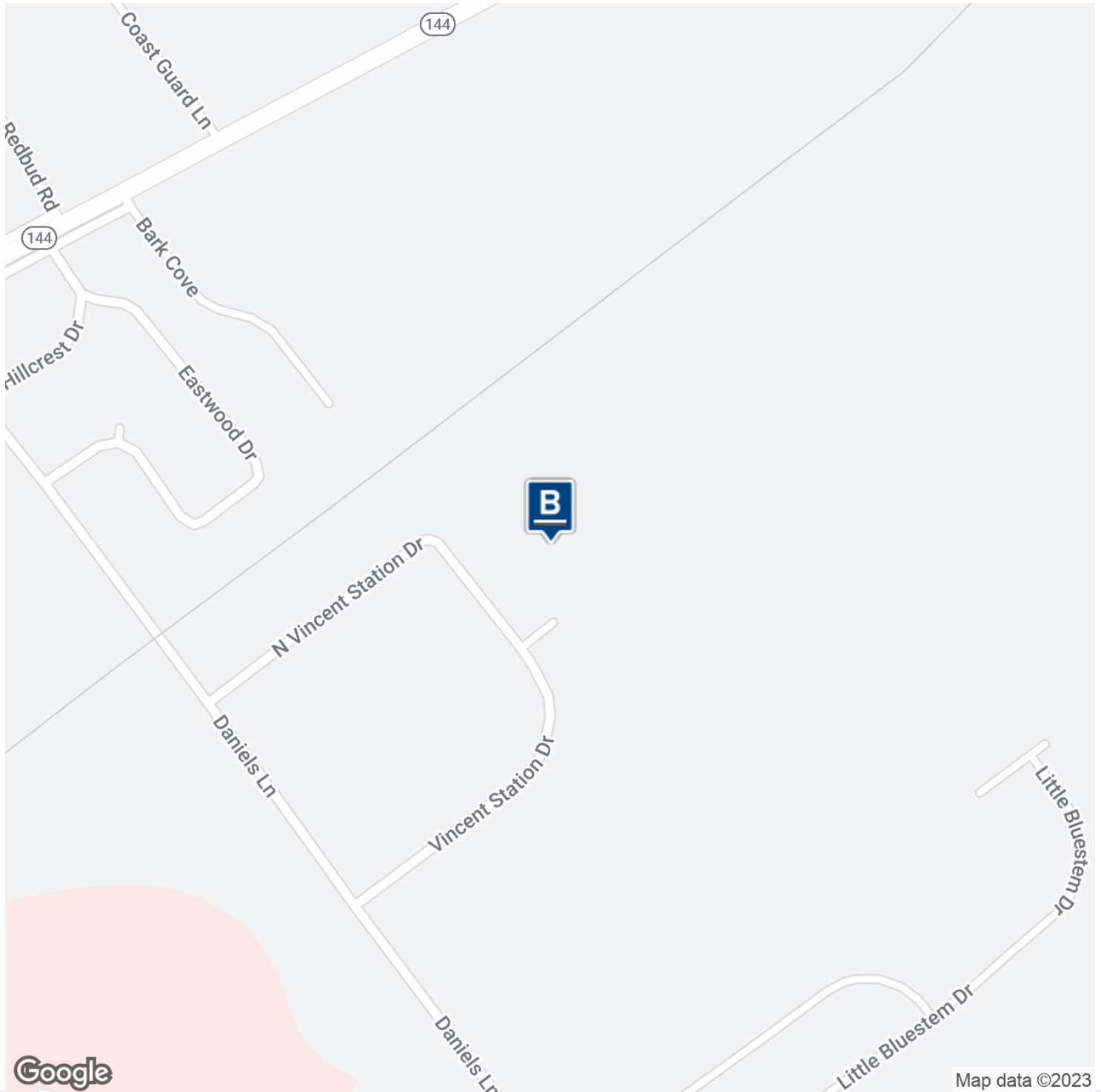
5056 Downwind Drive Lot #2 | Owensboro, KY 42303



**For Lease**



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

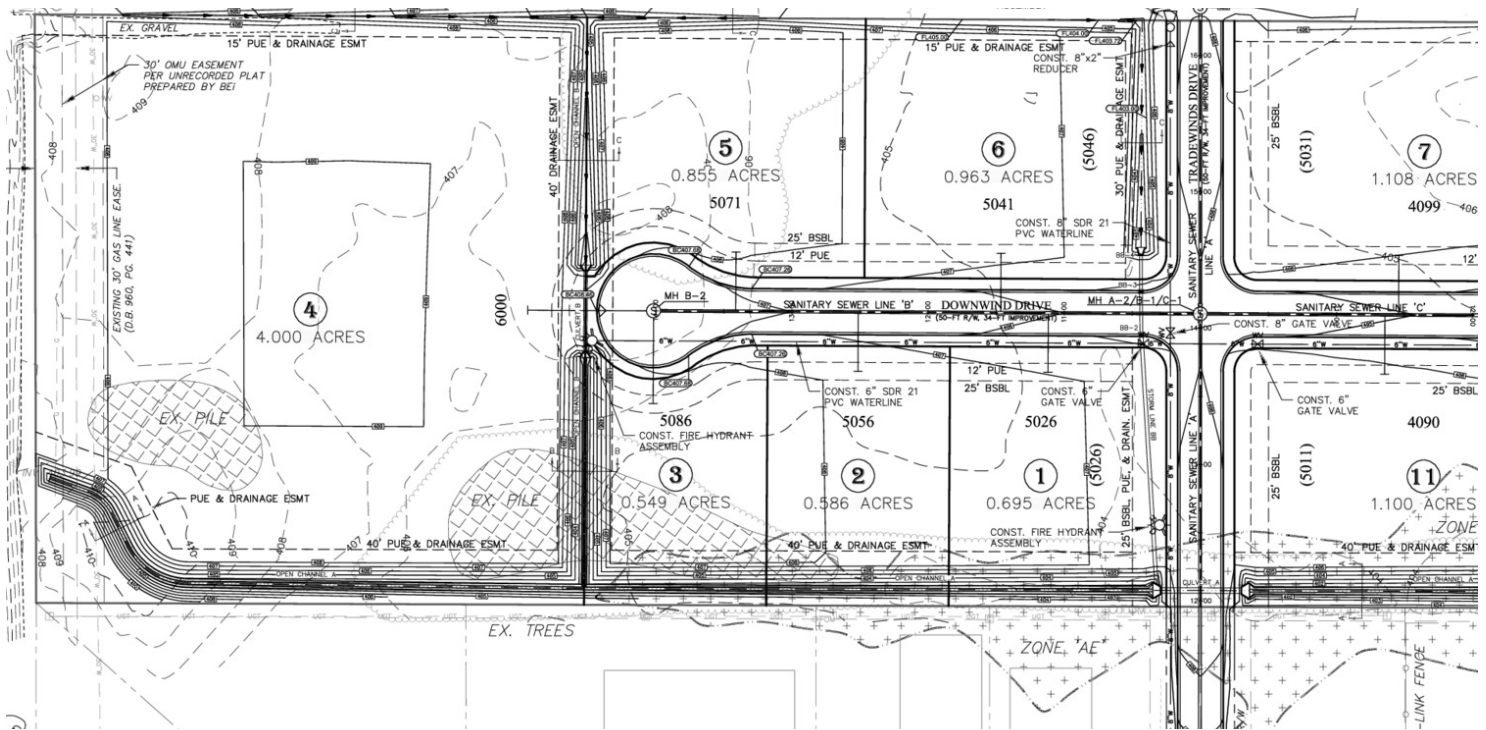


**BO BARRON, CCIM** Managing Director  
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

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



5056 Downwind Drive Lot #2 | 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
5056 Downwind Drive Lot #2	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.



**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



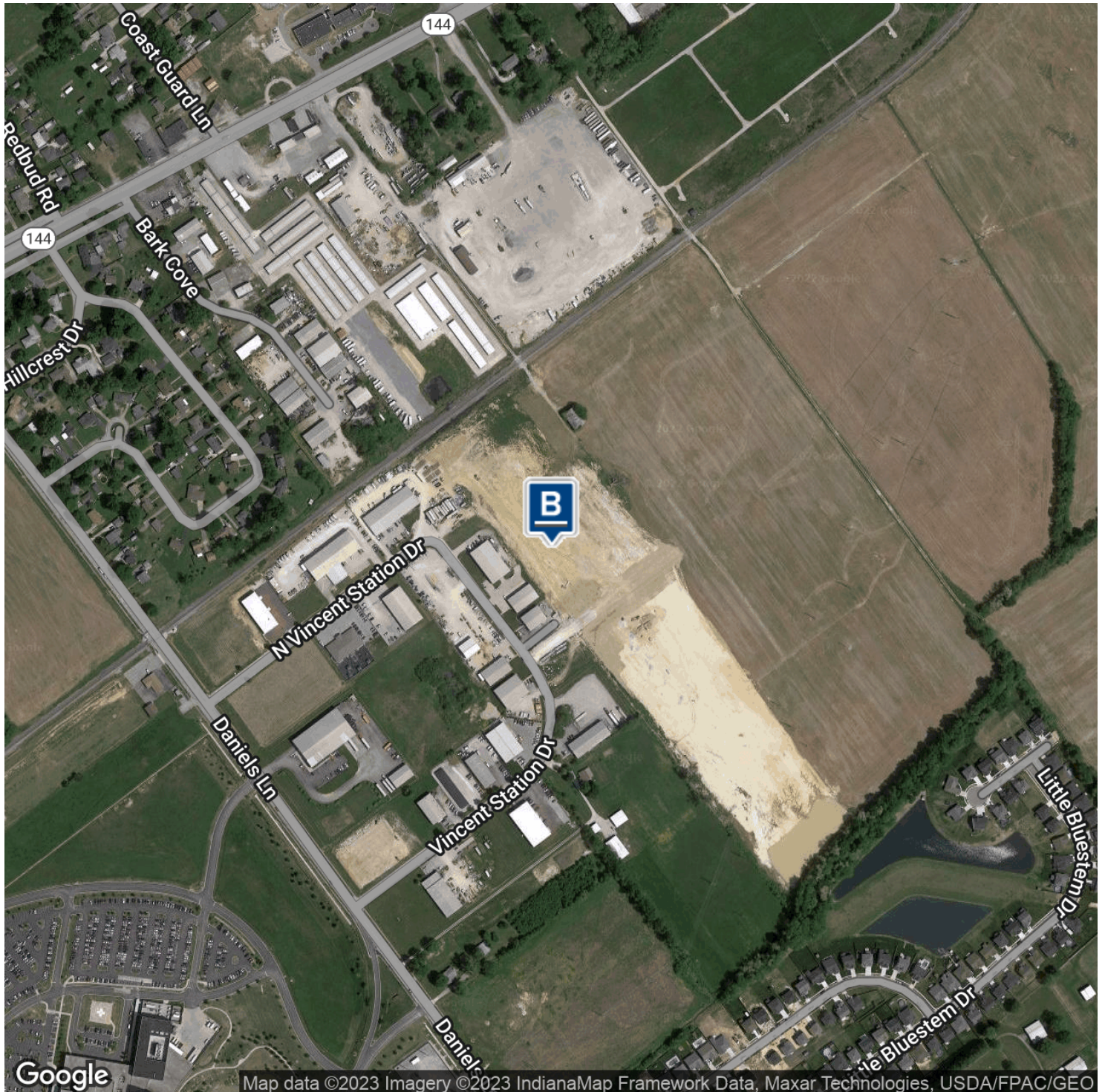
5056 Downwind Drive Lot #2 | Owensboro, KY 42303



For Lease



\$8.50 SF/yr (NNN)



Google

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

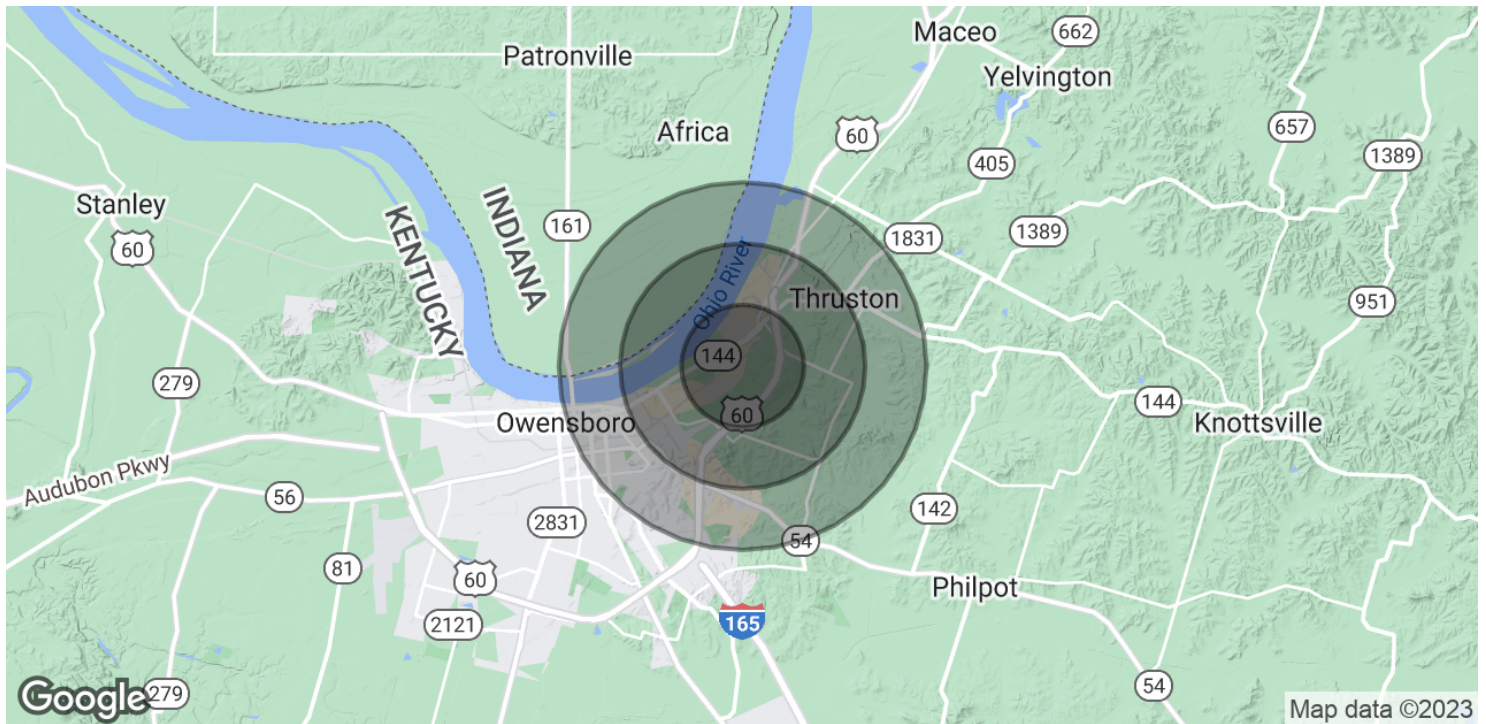


**BO BARRON, CCIM** Managing Director  
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

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



5056 Downwind Drive Lot #2 | Owensboro, KY 42303

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

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
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**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
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

\* Demographic data derived from 2020 ACS - US Census



**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