

# CONTRACTOR GARAGES FOR LEASE

14' Overhead Doors

16' Ceiling Heights

Clear Span



INDUSTRIAL LEASING OPPORTUNITY

515 Salem Dr | Owensboro, KY 42303

**For Lease** | \$850 - 1,000 per month**OFFERING SUMMARY**

Available SF:	3,750 SF
Lease Rate:	\$8.00 SF/yr (MG)
Lot Size:	2.18 Acres
Year Built:	1981
Building Size:	16,100 SF
Zoning:	B-5
Market:	Owensboro, KY
Submarket:	South

**PROPERTY OVERVIEW**

This is wide open space ideal for contractors, landscapers, lawn care or other similar businesses. The spaces are 50' deep and varying widths.

**LOCATION OVERVIEW**

This property is on Salem Drive just south of the Hwy 60 By-Pass giving quick access to anywhere in town. It is less than 10 minutes from 90% of Owensboro's residential rooftops, from every industrial park, and nearly all of Owensboro's businesses.

**PROPERTY HIGHLIGHTS**

- 14' Overhead Doors
- 16' Ceiling Heights
- Clear Span
- Small Office + Bathroom



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**For Lease****\$8.00 SF/yr (MG)****LEASE TYPE**

| MG

**TOTAL SPACE**

| 3,750 SF

**LEASE TERM**

| 24 months

**LEASE RATE**

| \$8.00 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
515 Salem Dr. Unit 3	3,750 SF	Modified Gross	\$8.00 SF/yr	Warehouse space is completely clear span with 16' ceilings and three 14' overhead doors. The space dimensions are approx



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For Lease



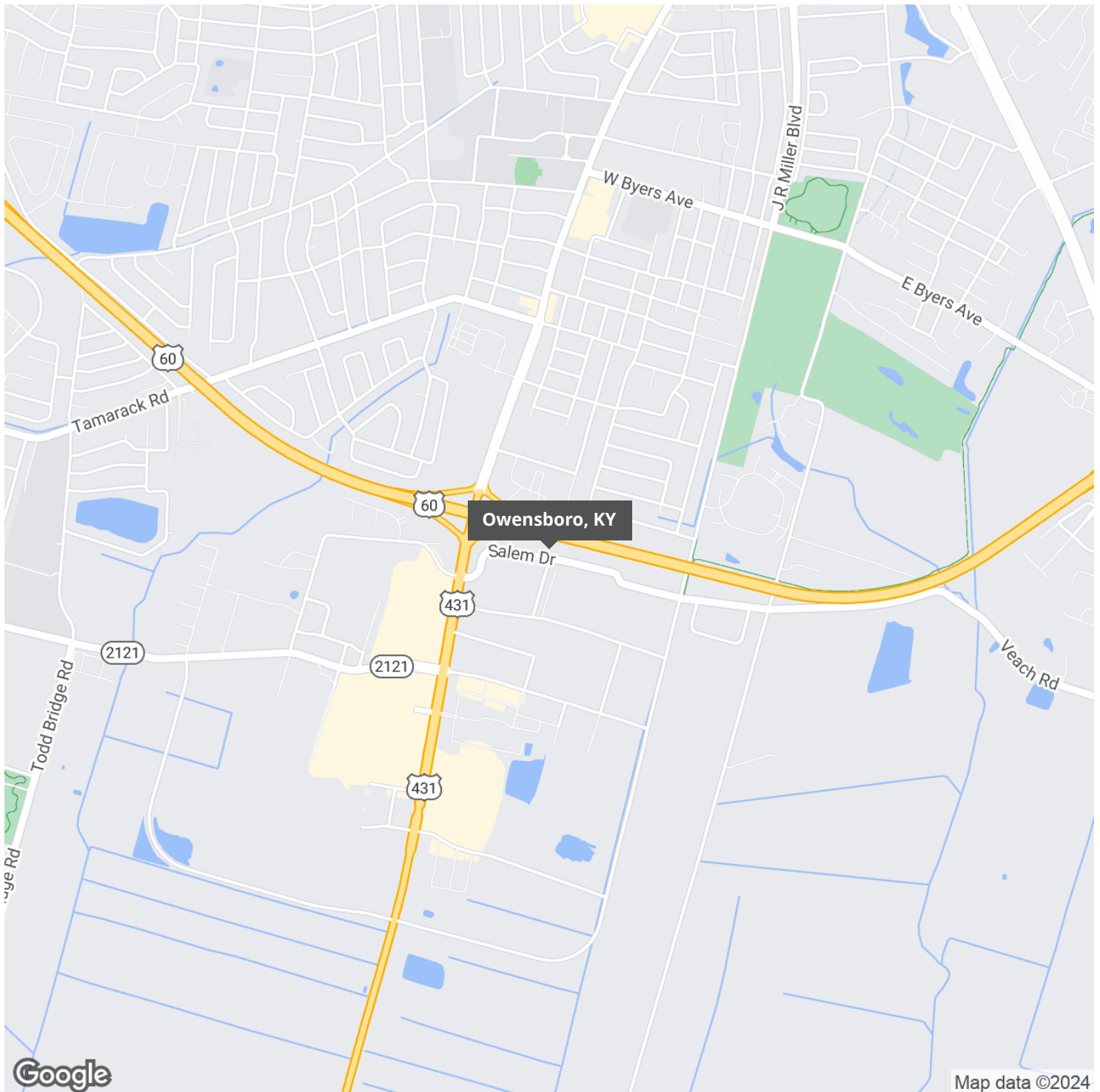
\$8.00 SF/yr (MG)



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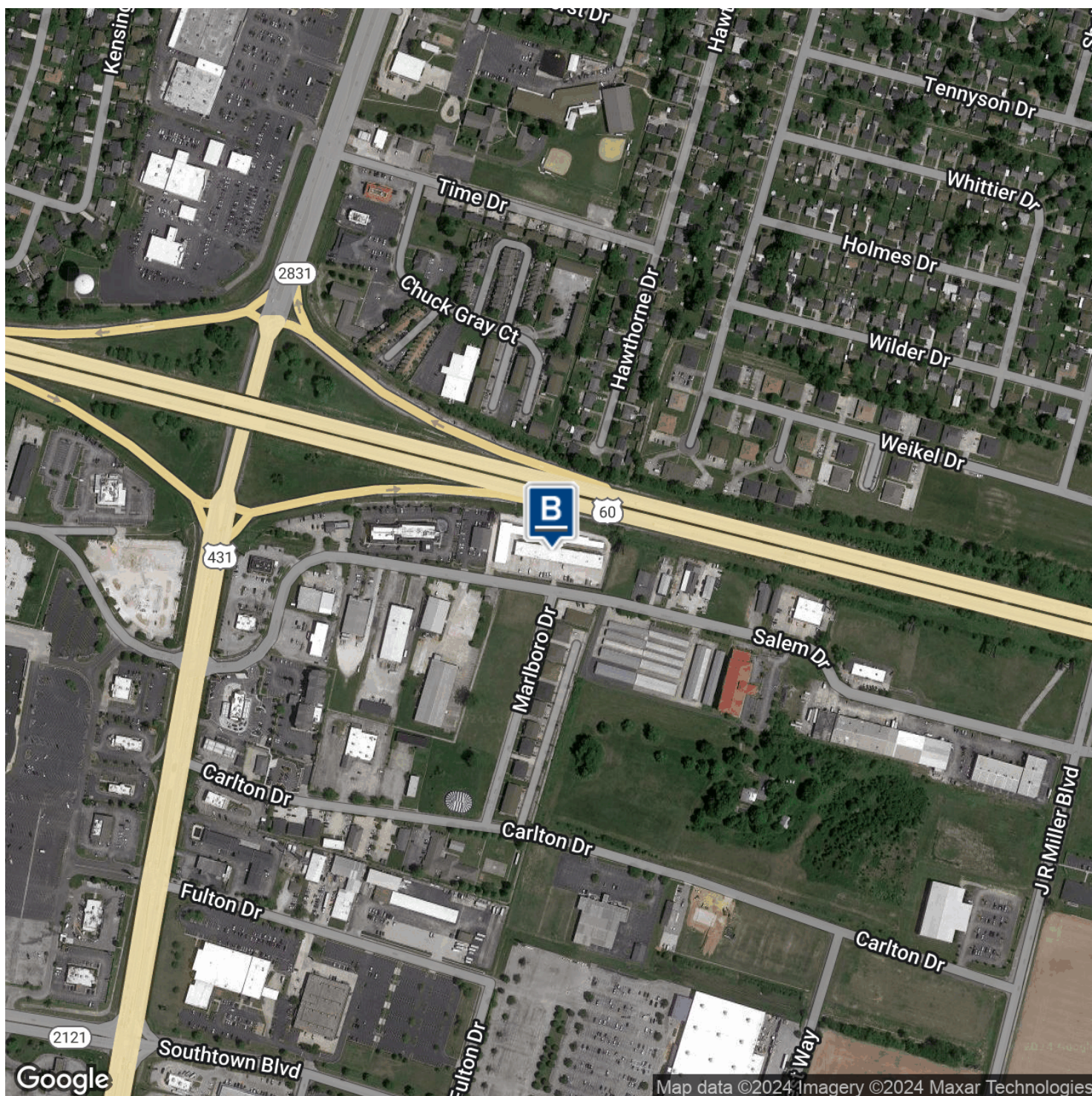
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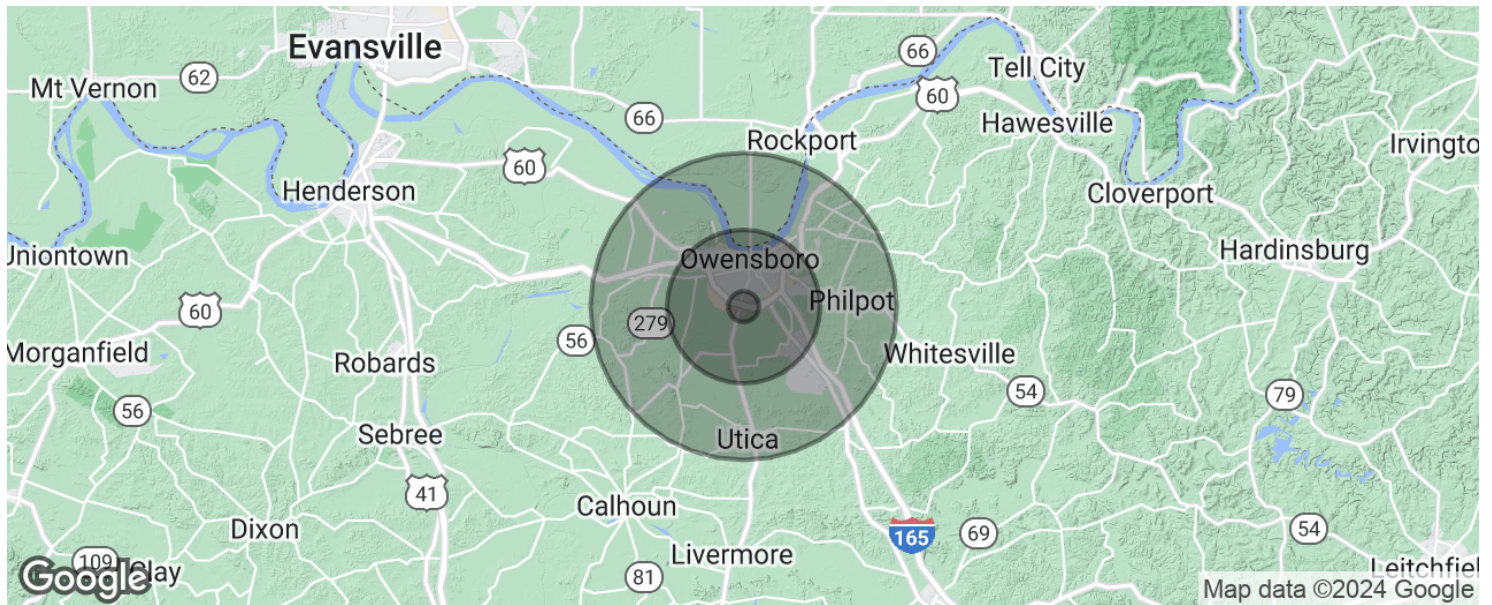
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**For Lease****\$8.00 SF/yr (MG)****POPULATION****1 MILE****5 MILES****10 MILES**

Total population	6,180	70,024	99,225
Median age	33.8	39.7	39.3
Median age (Male)	30.1	36.6	36.8
Median age (Female)	38.5	42.4	41.4

**HOUSEHOLDS & INCOME****1 MILE****5 MILES****10 MILES**

Total households	2,417	29,710	40,348
# of persons per HH	2.6	2.4	2.5
Average HH income	\$55,912	\$49,241	\$53,057
Average house value	\$155,730	\$114,734	\$131,173

\* Demographic data derived from 2020 ACS - US Census



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