Interior updated in 2021 Climate controlled Sprinkled



## INDUSTRIAL LEASING OPPORTUNITY



455 Klutey Park Plaza Drive | Henderson, KY 42420

# For Lease | \$6.00 SF/yr (NNN)



### **OFFERING SUMMARY**

Sale Price:	\$1,300,000
Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	29,867 SF
Available SF:	3,600 - 29,867 SF
Lot Size:	1.68 Acres
Year Built:	1976
Renovated:	2019
Zoning:	GB - General Business District

#### **PROPERTY OVERVIEW**

Completely renovated in 2021, the former Henderson Gleaner has been a newspaper and printing facility since its construction in 1976. It has 1,500 sf of office space - mainly open space - and 22,267 sf of warehouse space.

The warehouse space was used to operate a myriad of printing equipment as well as storage of supplies. The office space consist of a conference room, 2 private offices and an executive suite with it's own restroom.

There are two in-ground docks - one on each side of the building, as well as three 10' grade level doors.

### **PROPERTY HIGHLIGHTS**

- Interior updated in 2021
- Climate controlled
- Sprinkled
- New Roof in 2019
- New HVAC in 2019

# BARRON

COMMERCIAL GROUP **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

455 Klutey Park Plaza Drive | Henderson, KY 42420

#### **For Lease** \$6.00 SF/yr (NNN)







# BARRON COMMERCIAL GROUP

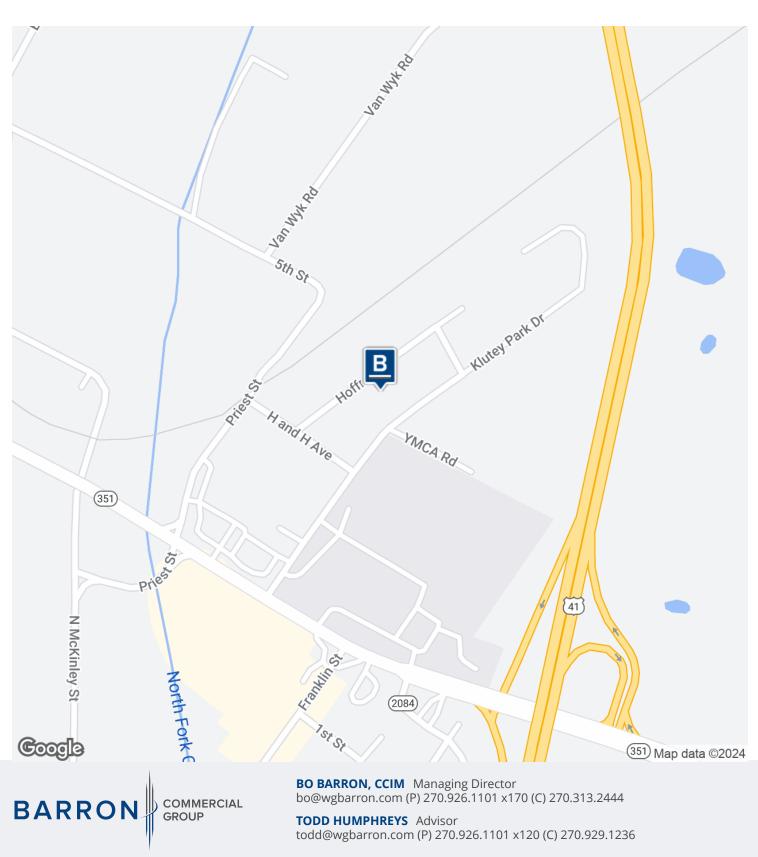
**BO BARRON, CCIM** Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

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

## 455 Klutey Park Plaza Drive | Henderson, KY 42420

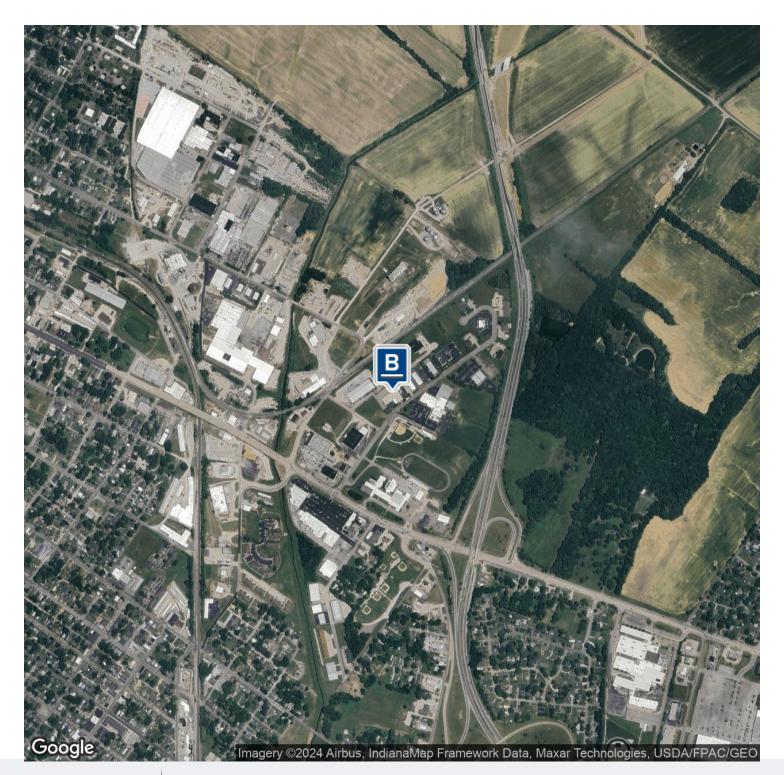
**For Lease** 



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

455 Klutey Park Plaza Drive | Henderson, KY 42420

For Lease



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

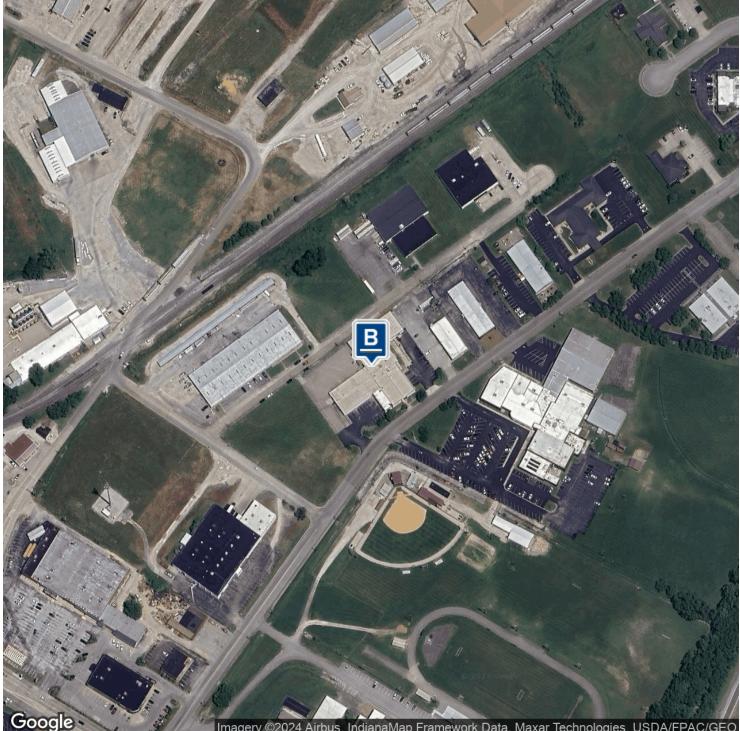
**TODD HUMPHREYS** Advisor todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

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 COMMERCIAL GROUP

455 Klutey Park Plaza Drive | Henderson, KY 42420

\$6.00 SF/yr (NNN) **For Lease** 



Imagery ©2024 Airbus, IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO

BARRON COMMERCIAL GROUP

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

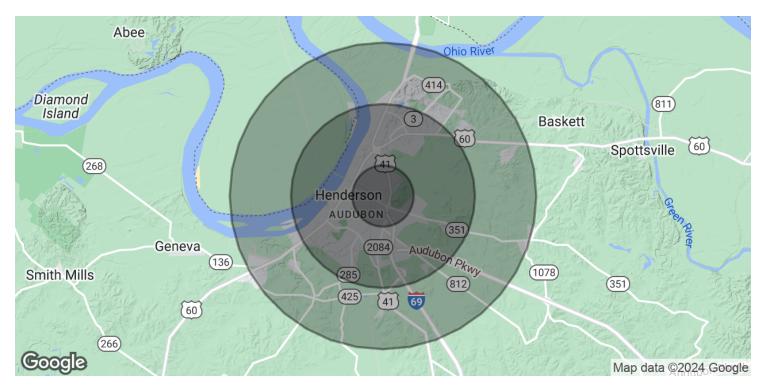
TODD HUMPHREYS Advisor todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

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

455 Klutey Park Plaza Drive | Henderson, KY 42420

For Lease

\$6.00 SF/yr (NNN)



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,829	25,557	33,201
Average Age	35.9	38.4	37.7
Average Age (Male)	35.7	36.8	36.5
Average Age (Female)	36.2	40.2	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,073	11,047	13,941
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$40,809	\$41,756	\$45,110
Average House Value	\$55,470	\$74,140	\$76,410

\* 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