

FORMER HENDERSON GLEANER NEWSPAPER/PRINTING FACILITY

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



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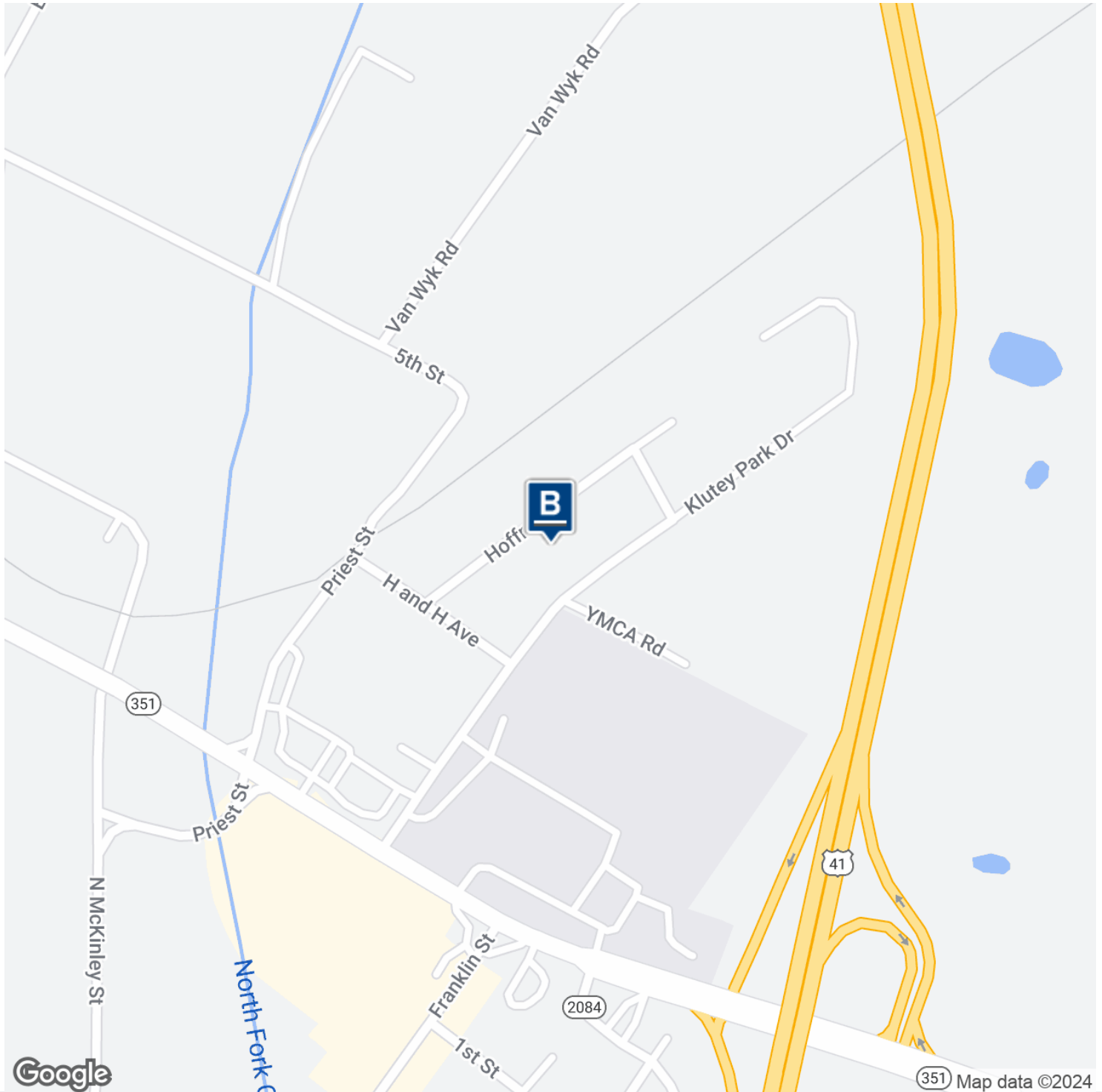
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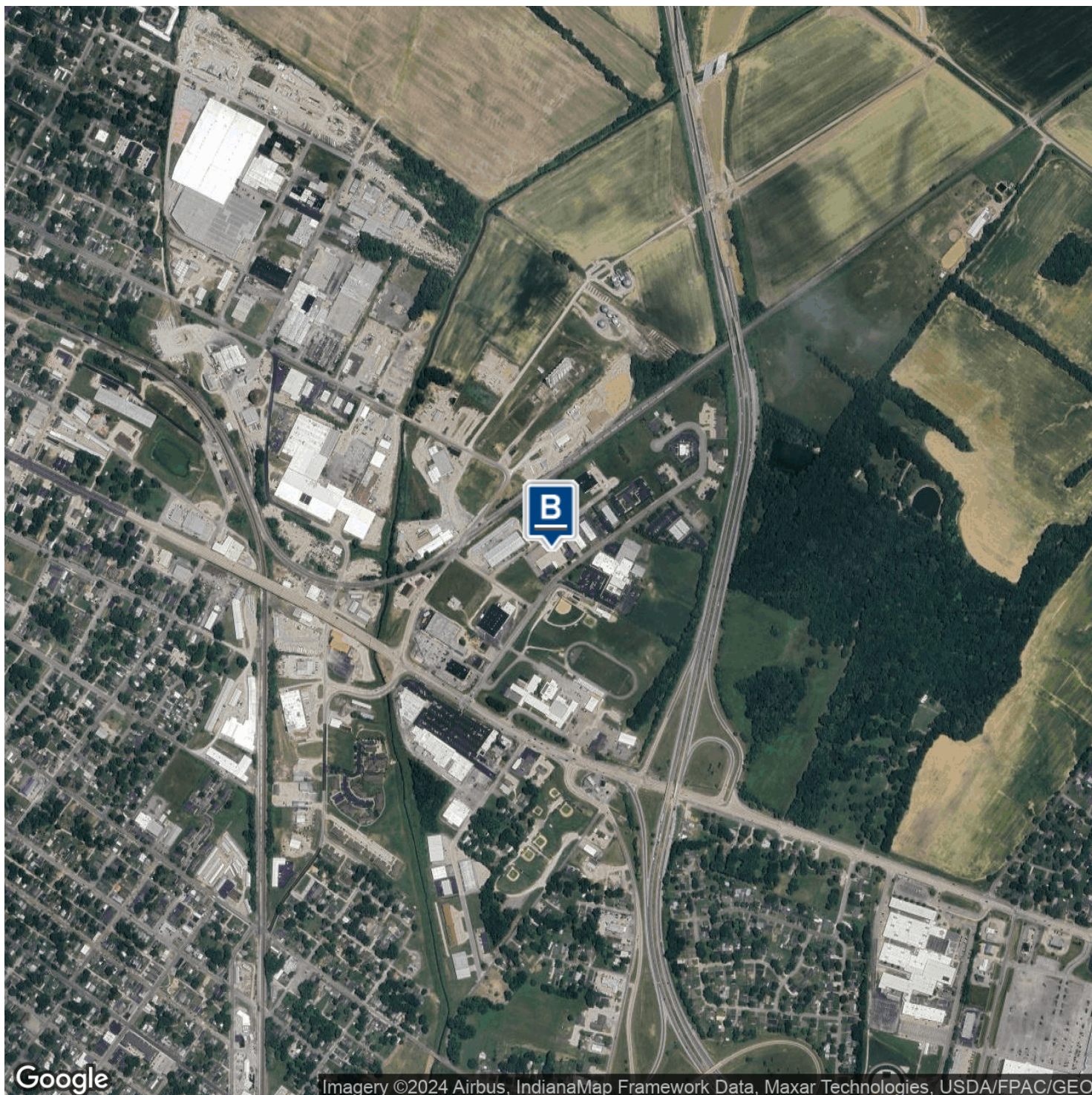
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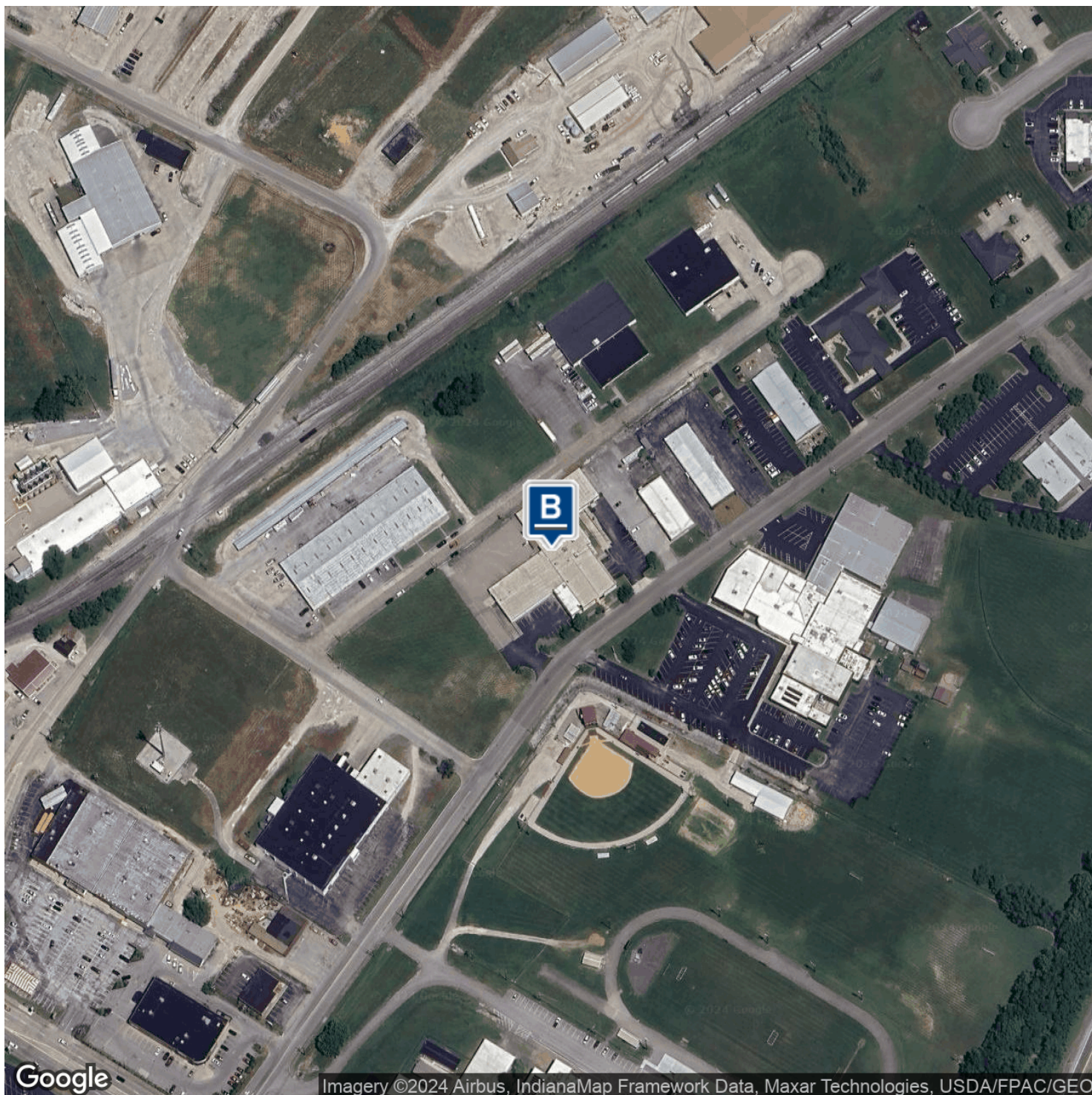
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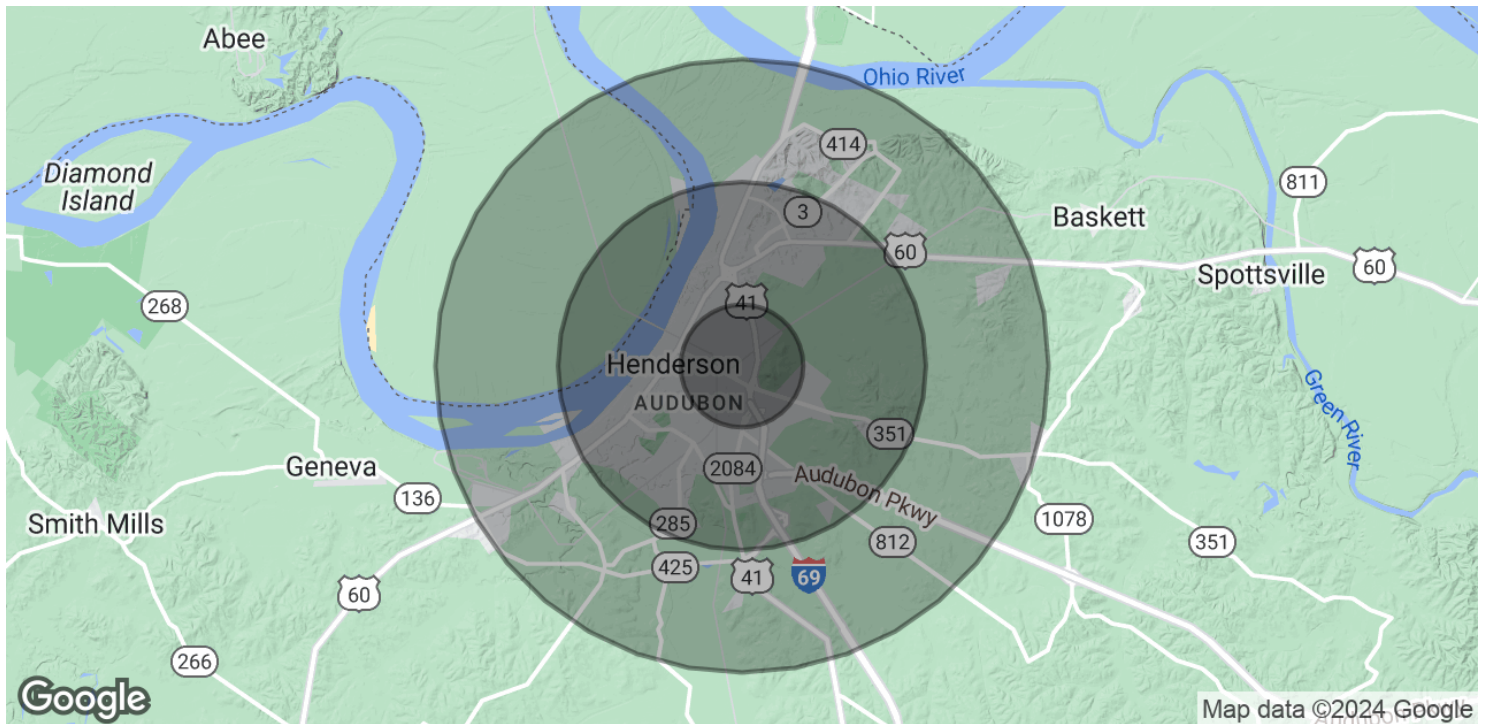
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**For Lease****\$6.00 SF/yr (NNN)****POPULATION**

	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



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