

10,500 SF WAREHOUSE WITH OFFICE

10,500 Sq. Ft.

\$9.50 PSF, NNN Terms

Office/Warehouse



INDUSTRIAL LEASING OPPORTUNITY

4143 Vincent Station Drive | Owensboro, KY 42303

**For Lease****\$9.50 SF/yr (NNN)****OFFERING SUMMARY**

Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	10,500 SF
Lot Size:	0.872 Acres
Year Built:	2023
Zoning:	I-1 Light Industrial

PROPERTY OVERVIEW

This office/warehouse is to be available in Spring 2023. This could possibly be a build-to-suit opportunity for future tenants. The lessor is requesting a lease term of 5-10 years. The building is well suited for small manufacturing companies, construction, supply company, or any business needing an office area with an attached warehouse.

LOCATION OVERVIEW

This property is located on the east side of Owensboro in close proximity to Owensboro Medical Health Systems. This property is also less than a half mile from highway 60 east as well as just 2 minutes from the highway 60 bypass.

PROPERTY HIGHLIGHTS

- 10,500 Sq. Ft.
- \$9.50 PSF, NNN Terms
- Office/Warehouse
- 18 Ft. clear height in center of warehouse
- 40 Parking Spaces
- One (1) 12X12 Overhead Door



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**For Lease****\$9.50 SF/yr (NNN)****LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	60 months
Total Space:	10,500 SF	Lease Rate:	\$9.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4143 Vincent Station Drive	Available	10,500 SF	NNN	\$9.50 SF/yr	This is 10,500 Sq. Ft. office/warehouse. The office area is with 2 restrooms. The warehouse area is with one 12X12 overhead door and one 12X14 overhead door. There will be 35-40 parking spaces available.



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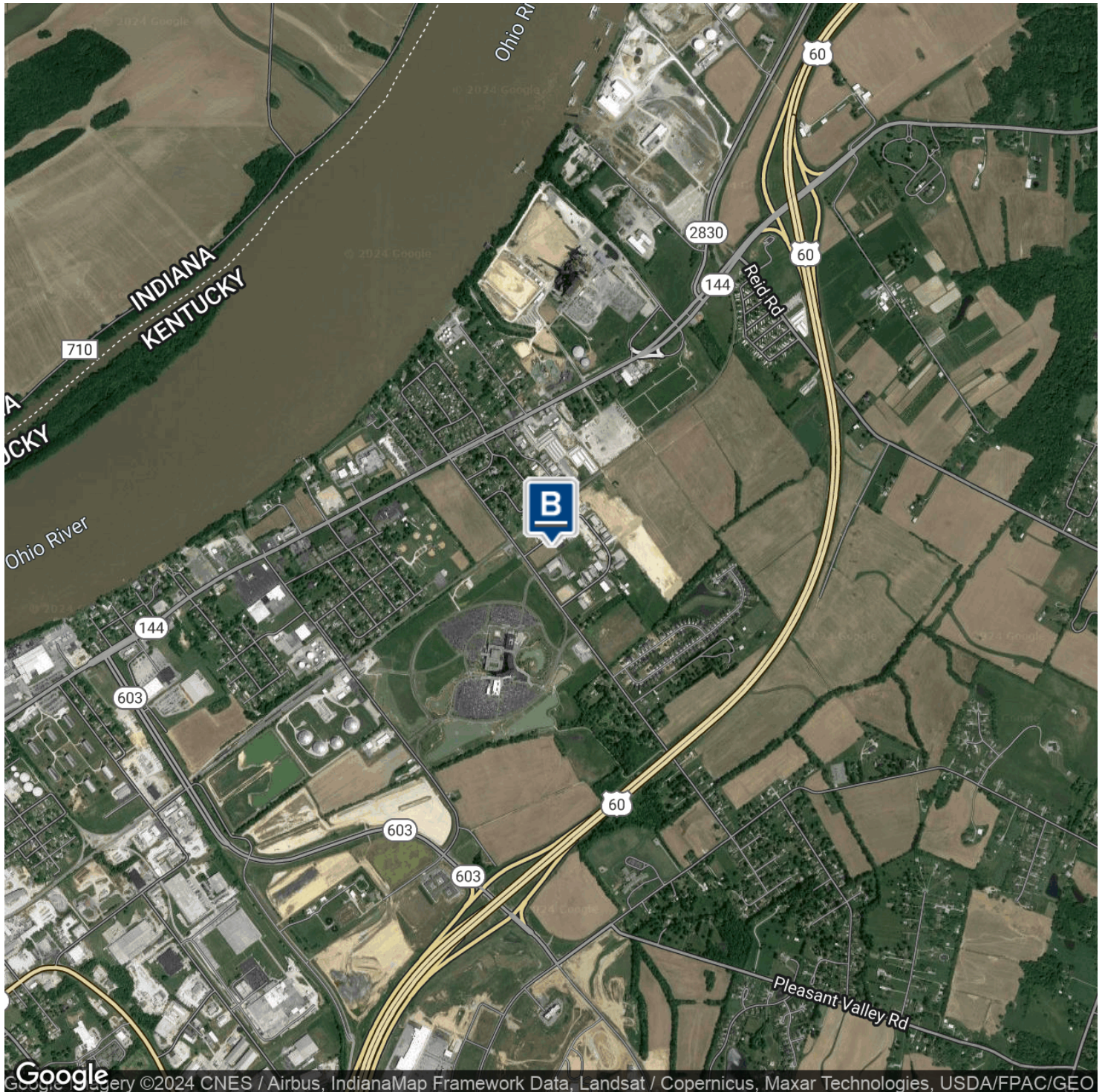
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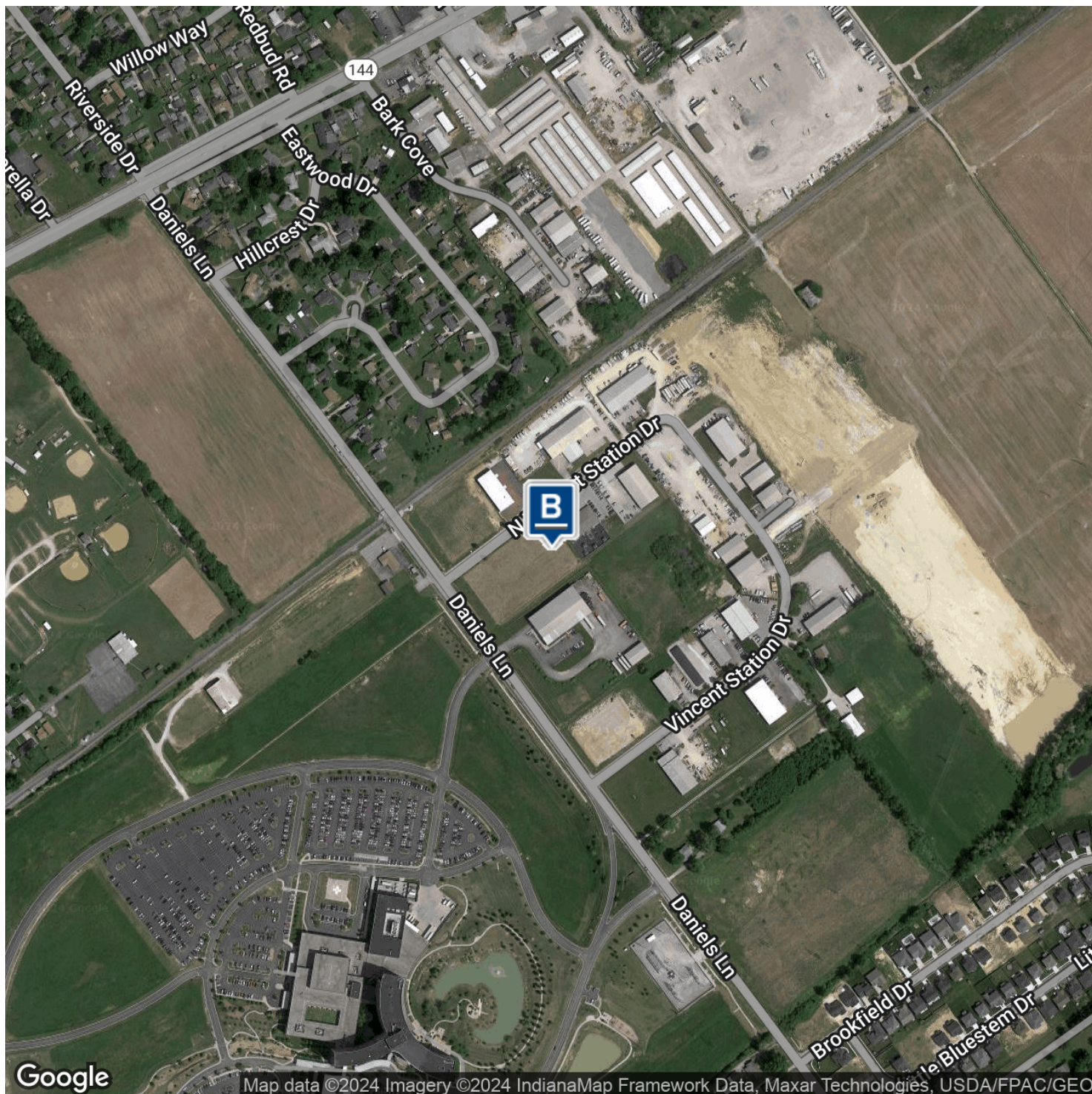
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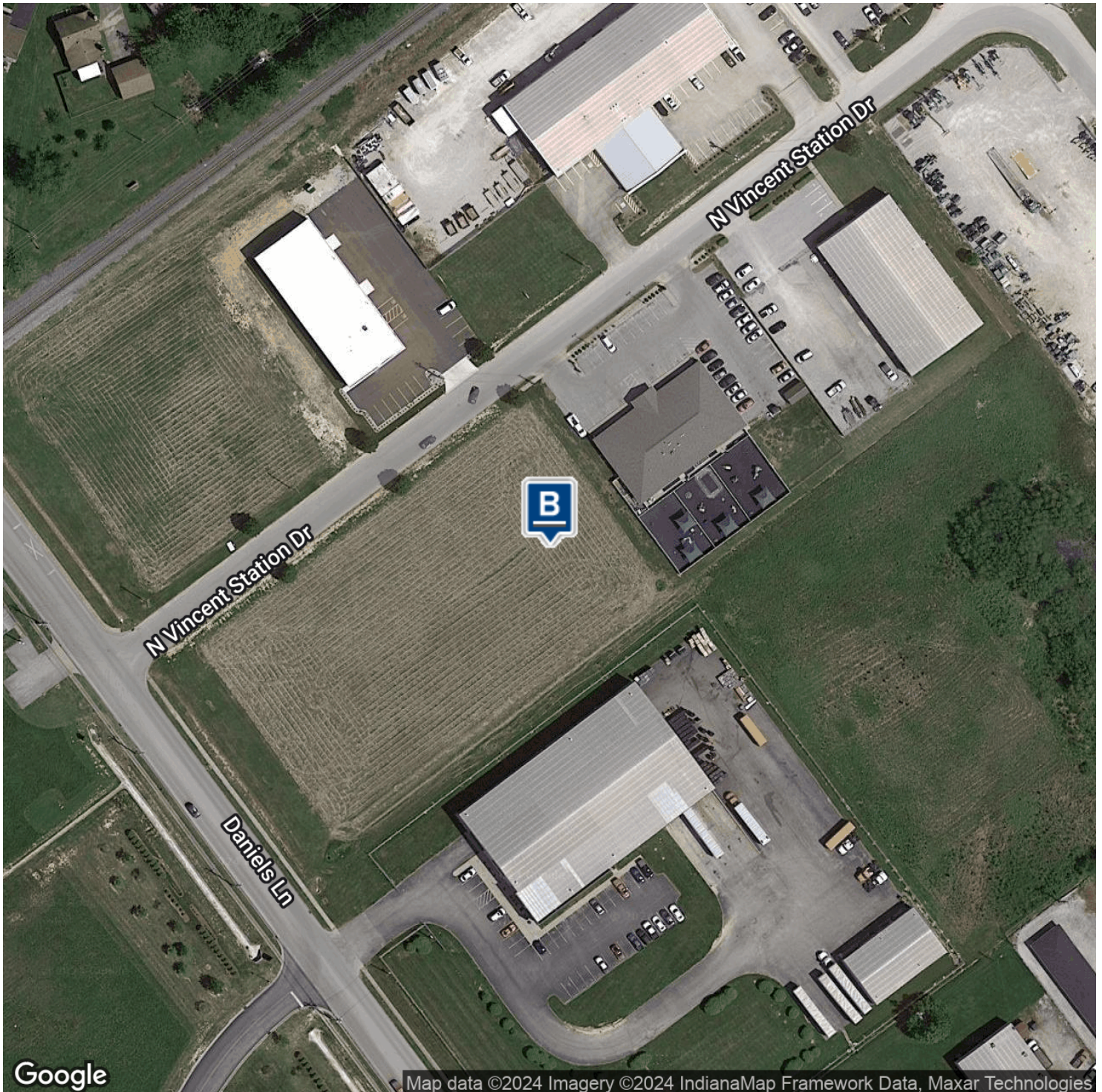
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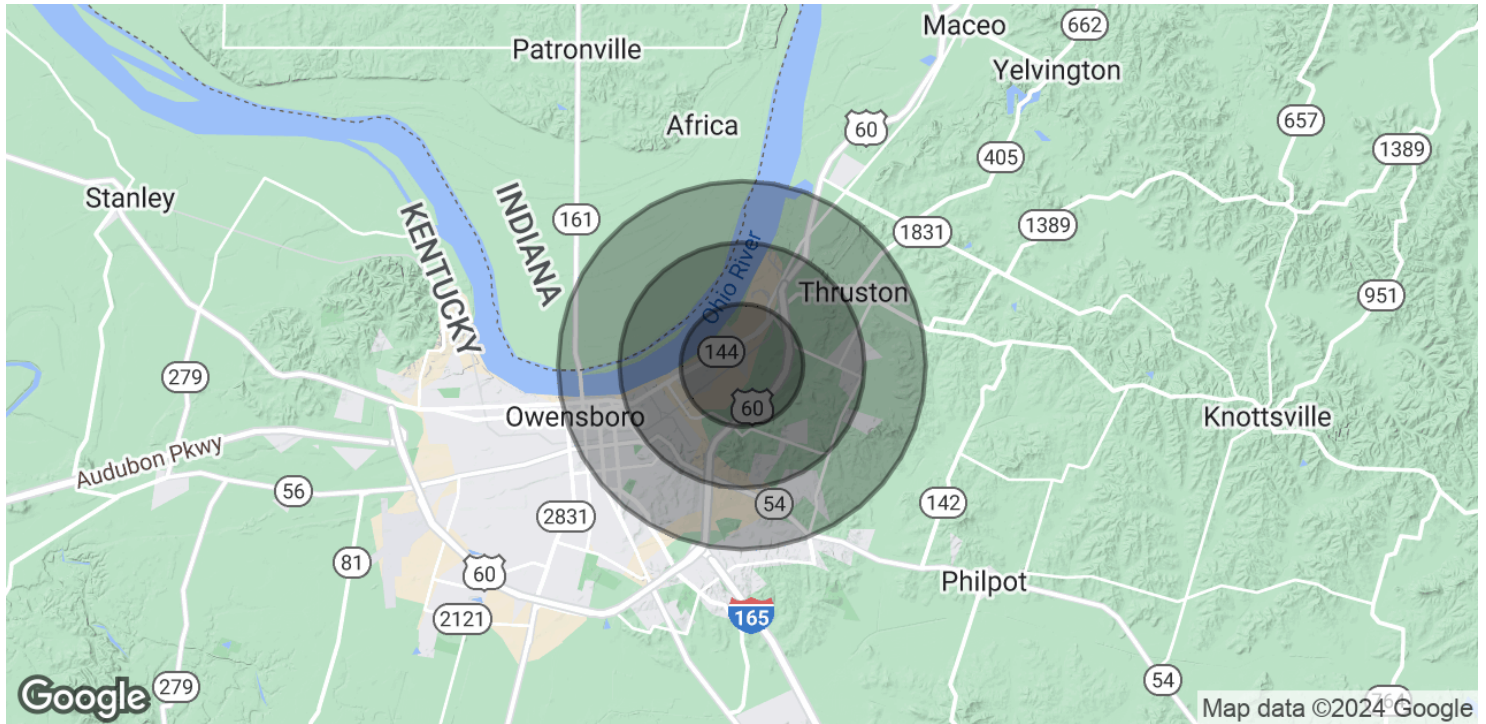
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**For Lease****| \$9.50 SF/yr (NNN)****POPULATION**

	1 MILE	2 MILES	3 MILES
Total Population	2,733	6,591	20,976
Average Age	40.1	42.0	39.9
Average Age (Male)	38.8	39.1	36.4
Average Age (Female)	41.9	45.0	41.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	868	2,588	8,721
# of Persons per HH	3.1	2.5	2.4
Average HH Income	\$69,990	\$63,130	\$65,274
Average House Value	\$152,764	\$151,405	\$142,299

* Demographic data derived from 2020 ACS - US Census



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