

350 Ed Embry Drive

For Sale

Two Industrial Facilities

+/-283,000 SF Combined

375 Ed Embry Drive

Two Industrial Facilities | +/-283,000 SF Combined

350 & 375 Ed Embry Drive and 617 Johnson Street
Leitchfield, Kentucky 42754

Property Highlights

- +/-225,000 SF and +/-58,000 SF industrial facilities for sale
- Zoned I-1, Light Industrial
- Building 1: +/- 225,000 SF facility on 21.3 AC, including 5.3 AC of fenced outdoor storage and trailer parking, 7,000 SF office, 180 parking spaces, 20 dock doors, 1 ramped drive-in door, 21' - 27' clear, 8,000 Amp/480V/3 Phase, 6" gas line/14 PSI, 40' x 45' column spacing, 250,000 gallon water tank on-site
- Building 2: +/-58,000 SF facility on +/- 3.72 AC, includes 3,800 SF shell office space, 40 parking spaces, 4 dock doors, 1 drive-in door, 1 ramped fork lift door, left half of building is +/- 17' - 22' clear ceiling heights and right half of building +/-18' - 20' clear ceiling heights, 3,000 Amp/230V/3 Phase, 6" gas line, 24' x 64' column spacing, roof replaced in 2018
- 617 Johnson Street: +/-2.38 AC R2 zoned raw land
- Leitchfield is centrally located at Exit 107 off the Western Kentucky Parkway, 30 miles to I-65, 70 miles to UPS Worldport-Louisville, KY and 110 miles to Nashville, TN
- Building 1: +/-225,000 SF at \$12 psf / \$2,700,000
- Building 2: +/-58,000 SF at \$14 psf / \$825,000
- Johnson Drive Land: 2+ AC at \$35,000
- Total Sale Price: \$3,560,000

OFFERING SUMMARY

Total Sale Price	\$3,560,000
Lot Size	27.4 Acres
Building Size	283,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	11,941	\$38,077
10 Miles	21,070	\$41,310
20 Miles	53,719	\$43,265

For more information

Bruce R. Isaac, SIOR, CCIM, Senior Vice President

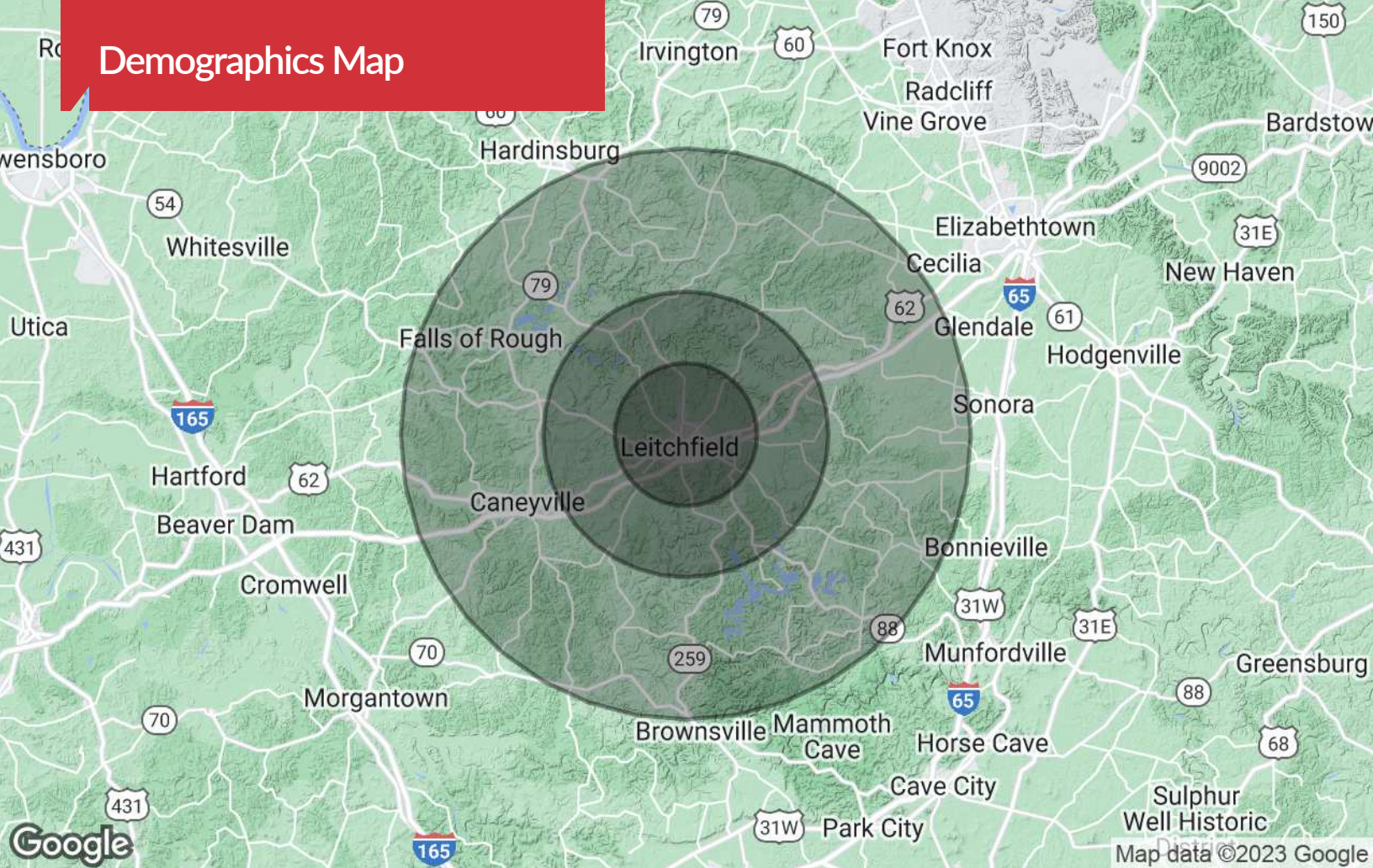
O: 859 422 4403 | C: 859 221 4438

bruceisaac@naiisaac.com

Location Maps



Demographics Map



Population

	5 Miles	10 Miles	20 Miles
TOTAL POPULATION	11,941	21,070	53,719
MEDIAN AGE	36.9	36.9	37.9
MEDIAN AGE (MALE)	34.4	35.3	36.7
MEDIAN AGE (FEMALE)	42.4	39.7	39.9

Households & Income

	5 Miles	10 Miles	20 Miles
TOTAL HOUSEHOLDS	4,605	8,128	20,926
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$38,077	\$41,310	\$43,265

* Demographic data derived from 2020 ACS - US Census