

515 Salem Dr | Owensboro, KY 42303

 **For Sale |**

N/A

**OFFERING SUMMARY**

Available SF:	1,250 - 4,610 SF
Lease Rate:	\$650 - 1,050 per month (MG)
Lot Size:	2.18 Acres
Year Built:	1981
Building Size:	49,308 SF
Zoning:	I-1 Light Industrial
Market:	Owensboro, KY
Submarket:	South

PROPERTY 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.

Minimum 1 year lease required. Security deposit equal to one month's base rent. Tenant pays utilities plus a small monthly CAM charge depending upon the unit.

PROPERTY HIGHLIGHTS

- 14' Overhead Doors
- 16' Ceiling Heights
- Multiple Units Available
- Availability ranges from 1,250 - 2,520 sf
- Maximum Contiguous - 4,610 sf



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LEASE TYPE | MG **TOTAL SPACE** | 1,250 - 4,610 SF **LEASE TERM** | 12 months **LEASE RATE** | \$650 - \$1,050 per month


SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
515 Salem Dr. Unit 3	2,520 - 3,720 SF	Modified Gross	\$1,050 per month	Office warehouse flex space. The office has a man-sized door and is 1,680 sf. The warehouse space has 840
515 Salem Dr. Unit 4&5	1,500 SF	Modified Gross	\$950 per month	1,500 sf of warehouse space with a 14' overhead door and 16' ceilings.
515 Salem Drive Unit 9	1,250 - 4,610 SF	Modified Gross	\$750 per month	Small office with a restroom. 14' overhead door with 16' ceiling height.
515 Salem Dr. Unit 10	1,680 - 4,610 SF	Modified Gross	\$650 per month	This office warehouse space has 840 sf of office in addition to the warehouse space. There is mezzanine sp
515 Salem Dr. Unit 11	1,680 - 4,610 SF	Modified Gross	\$750 per month	This office warehouse space has 250 sf of office space. The 14' overhead door opens into warehouse space



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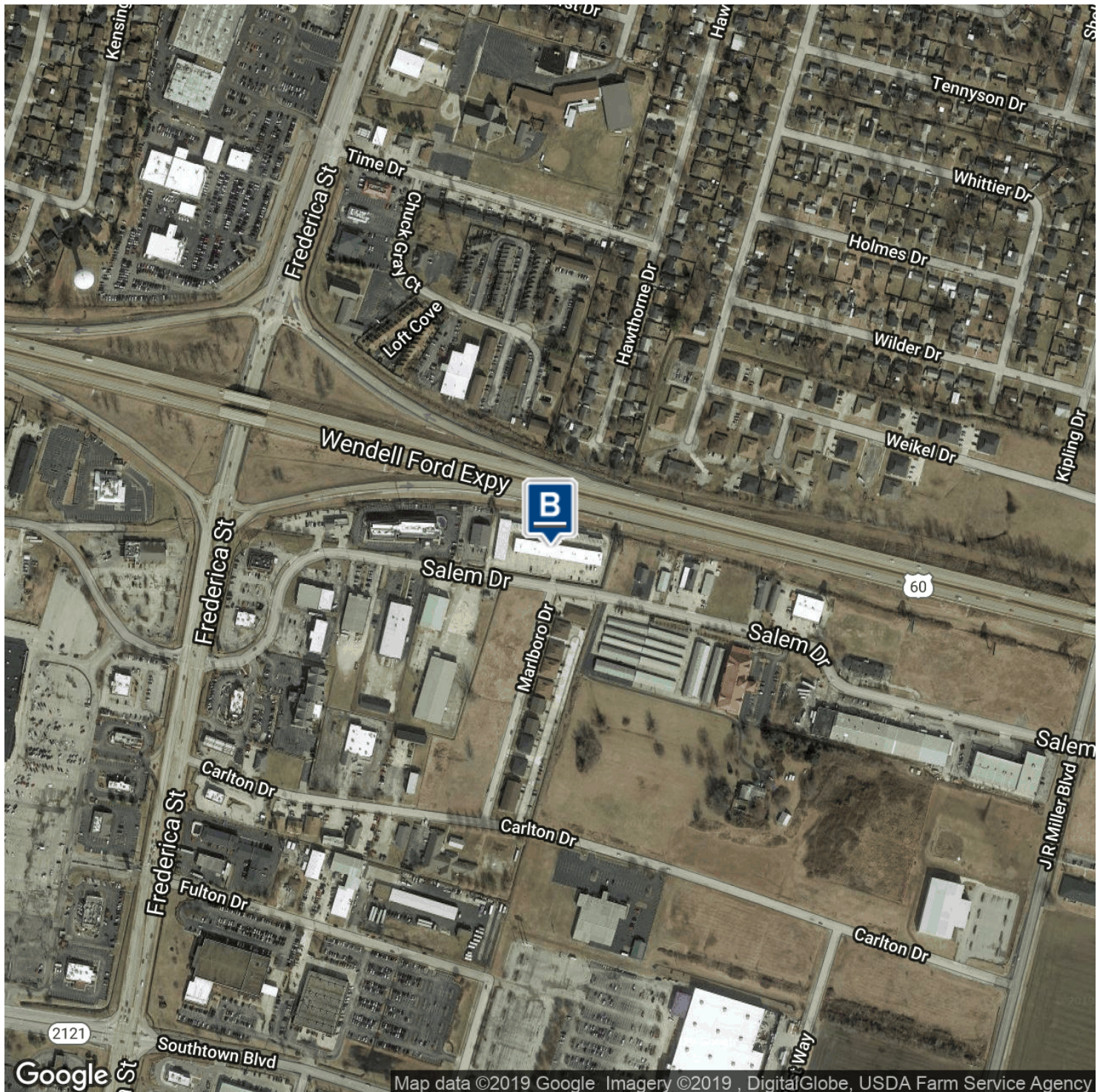
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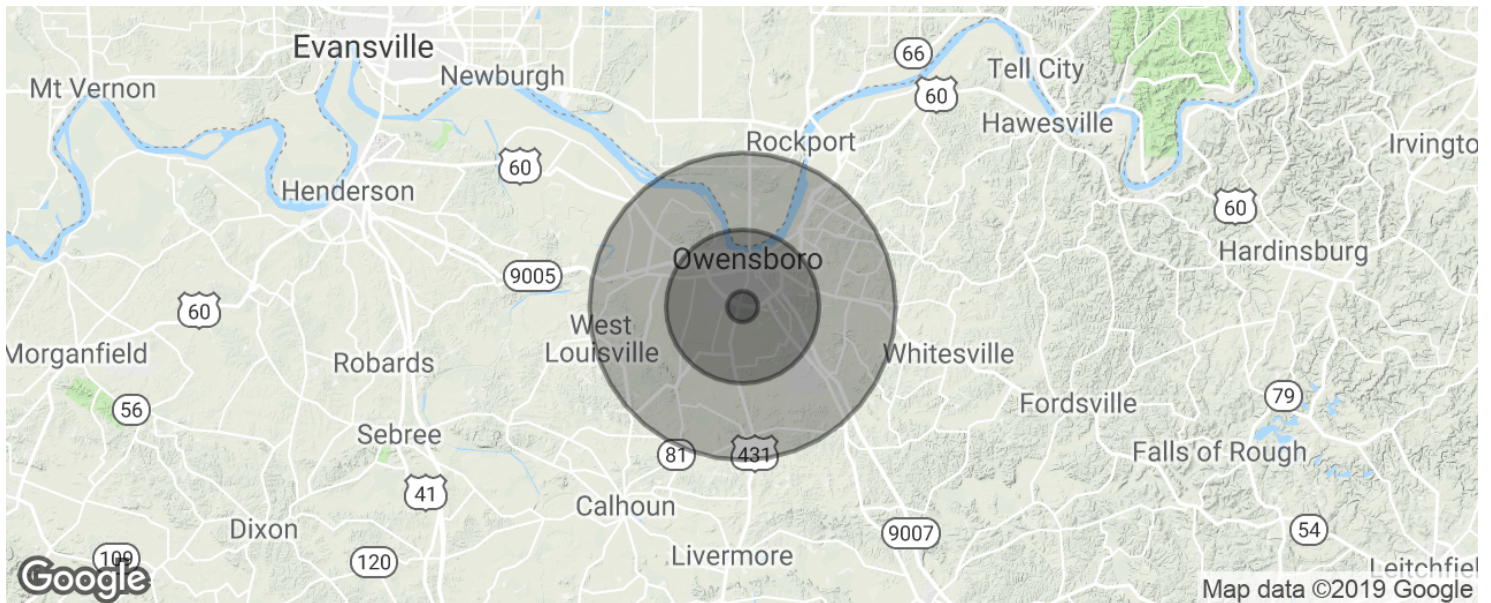
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**POPULATION**

	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 2010 US Census



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