



3 Industrial Buildings

972 Old US 68

Campbellsville, Kentucky 42718

Property Highlights

- Priced Below Appraisal
- Three-building industrial campus offering operational flexibility
- Situated on ± 1.96 AC with 50HP Screw Air Compressor and Dust Collection System (3-5 years old) and on septic system
- Building #1: $\pm 6,232$ SF featuring $\pm 5,480$ SF warehouse and ± 752 SF office
- Building #2: $\pm 8,000$ SF warehouse
- Building #3: $\pm 2,880$ SF warehouse
- Flexible warehouse configurations ideal for manufacturing, warehousing, distribution, contractor services, fabrication, or storage
- Convenient access to US 68 and Campbellsville's industrial corridor
- Excellent regional connectivity to Louisville, Lexington, Elizabethtown, and surrounding central Kentucky markets
- Located in an established industrial area with access to workforce, suppliers, and commercial services

Available

Sale Price:	\$739,500
Lease Rate:	\$4.25 SF/yr (NNN)
Available SF:	17,112 SF (3 buildings)
Lot Size:	1.965 Acres
No Zoning	Currently used as commercial/industrial

For More Information

Bruce Isaac, SIOR, CCIM

Senior Vice President

O: 859 422 4403

bruceisaac@naiisaac.com



Commercial Real Estate Services, Worldwide.

For Sale/Lease
17,112 SF | \$739,500
Industrial Space

Location Information

Street Address	972 Old US 68
City, State, Zip	Campbellsville, KY 42718
County	Taylor County

Building #1

Building Size	6,232 SF
Warehouse/Shop Space	5,480 SF
Ceiling Height	14' - 20'
Doors	Two 20' x 14' sliding doors
Office Space	752 SF; 2 offices/2 restrooms
Heating System	Mini-Split in Office; Propane gas in Warehouse
Electrical System	480V, 3-Phase
Lighting	LED

Property Information

Property Type	Warehouse/Distribution
Zoning	Commercial
Lot Size	1.965 Acres
Total Buildings Size	17,112 SF
APN #	27-014-02-02

Building #2

Building Size	8,000 SF
Ceiling Height	14' - 20'
Doors	One 20' x 14' sliding door
Heating System	Propane gas; Wood Furnace
Lighting	LED
Electrical System	277/480V, 3-Phase; 120/240V Single-Phase

Building #3

Building Size	2,880 SF
Ceiling Height	14'
Doors	One 24' x 14' sliding door
Wood Truss/No Power	

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859 224 2000 tel
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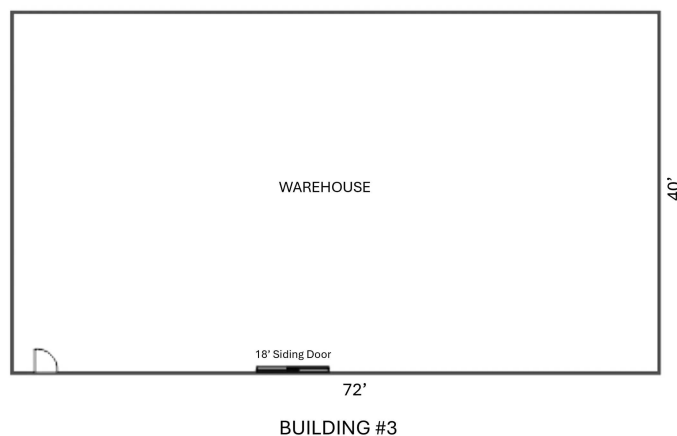
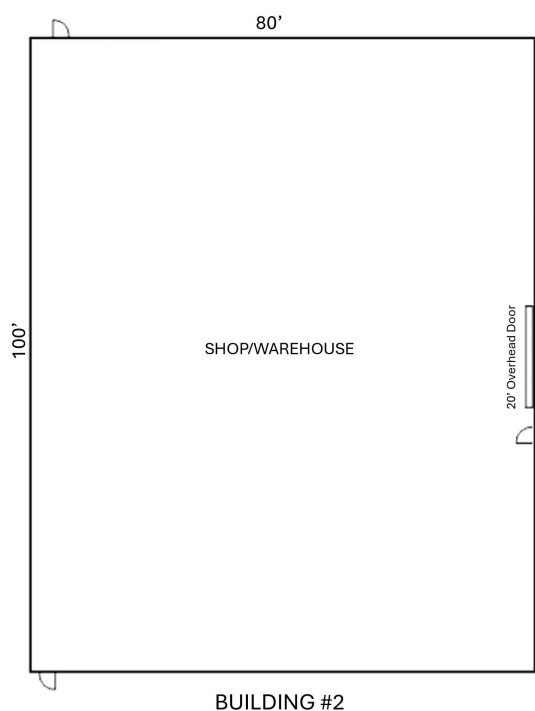
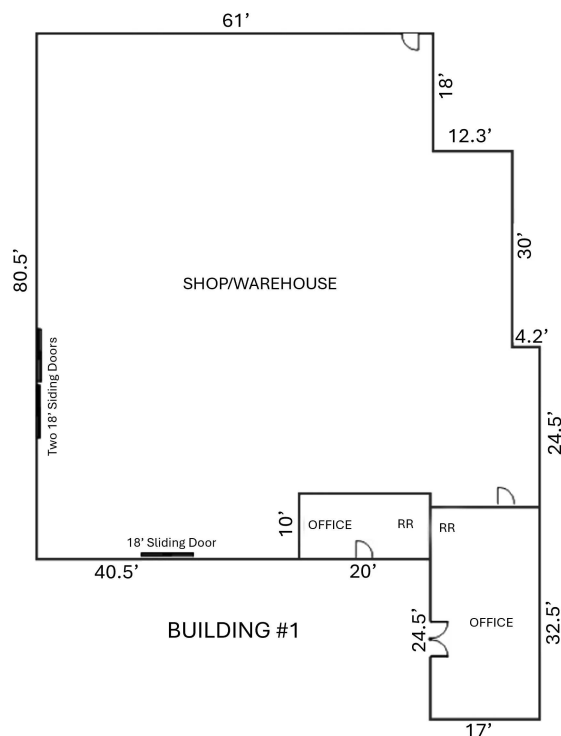


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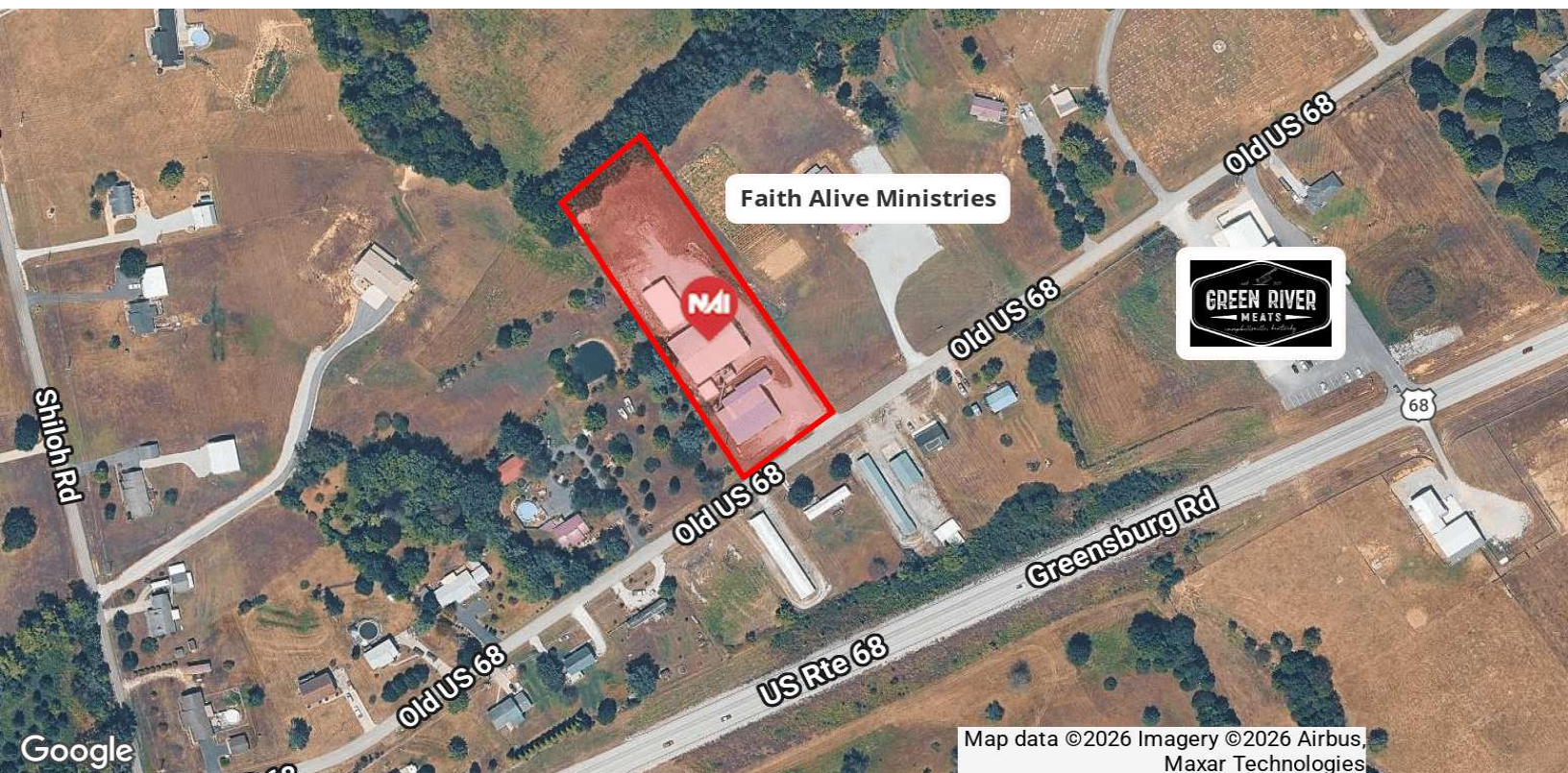
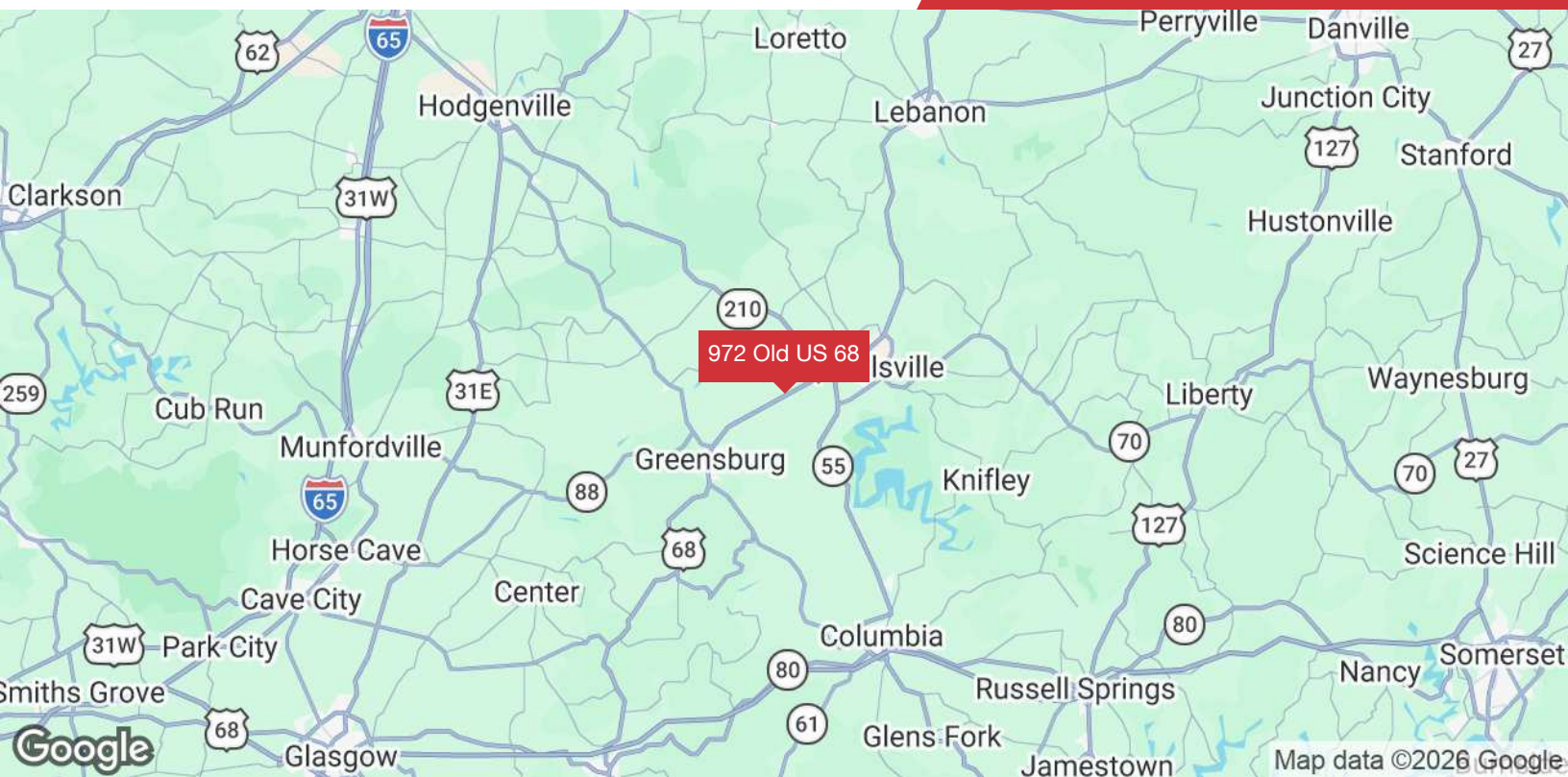
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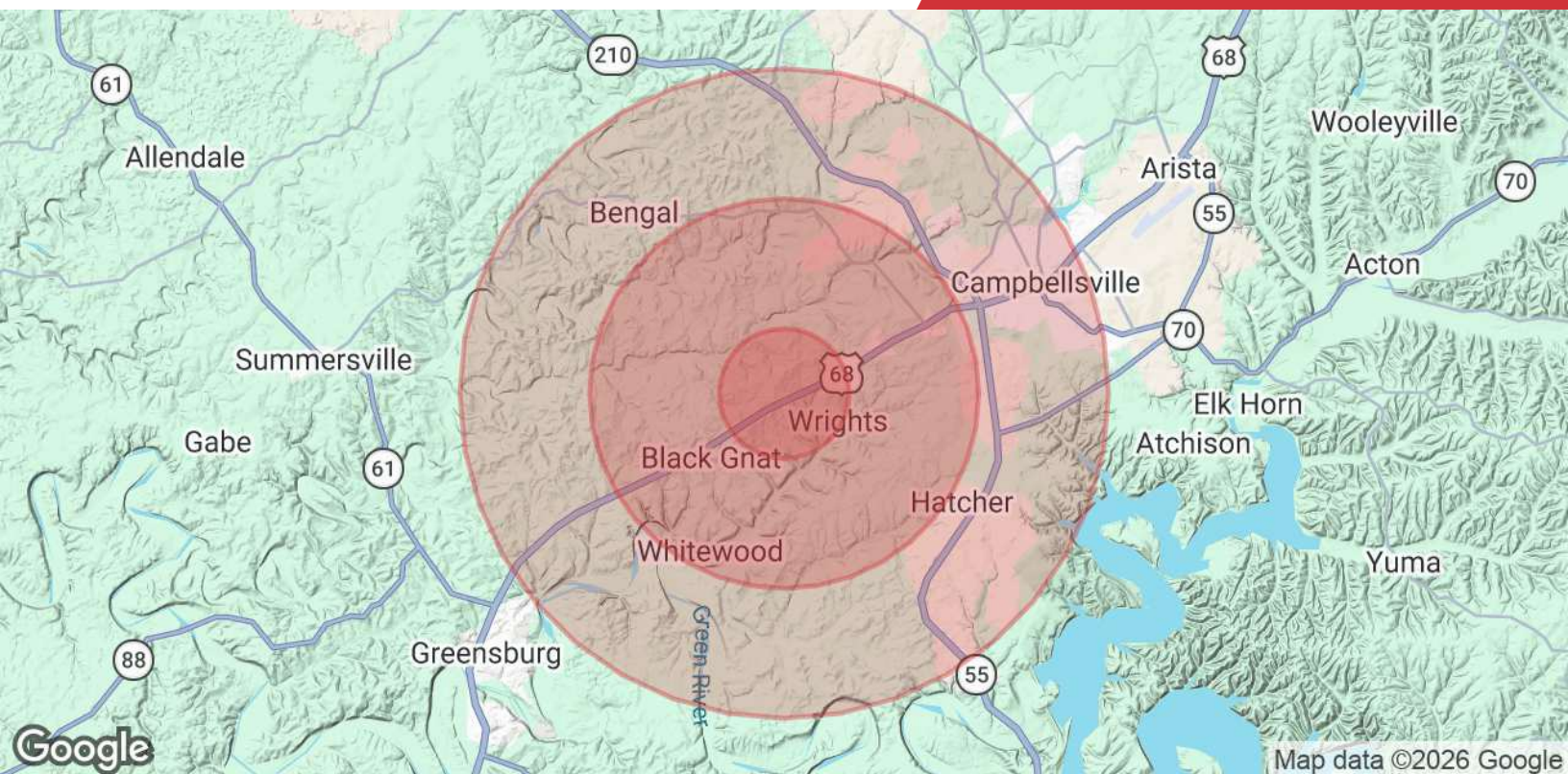


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Population

	1 Mile	3 Miles	5 Miles
Total Population	465	3,542	13,981
Average Age	36.7	38.7	39.9
Average Age (Male)	36.5	36.7	36.9
Average Age (Female)	37.6	40.5	43.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	173	1,331	5,704
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$78,900	\$79,483	\$69,991
Average House Value	\$167,491	\$167,334	\$155,836

2025 STDB Demographics