

OFFERING MEMORANDUM

INDUSTRIAL/FLEX BUILDING - FOR SALE

1401 Frederica St, Owensboro, KY 42301

FOR SALE: \$4,125,000



60,473 SF | 3.6 ACRES | BUILT IN 1968

CONTACTS

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OFFERING MEMORANDUM

1401 FREDERICA ST Owensboro, KY 42301

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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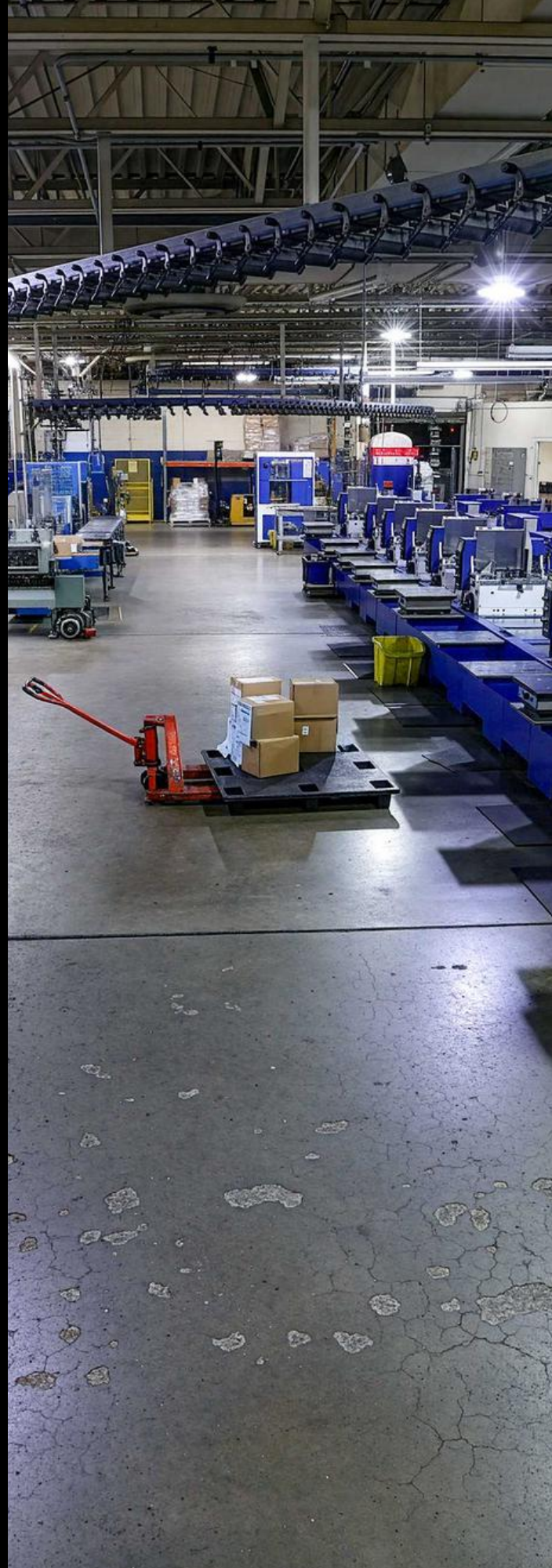
EXECUTIVE SUMMARY

1401 FREDERICA ST Owensboro, KY 42301

BellCornerstone, in conjunction with Tony Clark Realtors, is pleased to present the opportunity to acquire 1401 Frederica Street in Owensboro, Kentucky, a ±60,473 SF office/industrial facility on approximately 3.6 acres along one of Owensboro's primary commercial corridors. The property includes approximately 38,603 SF above grade and 21,870 SF of functional lower-level space, providing production, warehouse, office and support areas within a single facility. The original building was constructed in 1968 and expanded/renovated in 1997.

1401 Frederica Street is zoned I-1 Industrial, supporting light manufacturing, warehouse and related commercial/industrial uses. The property benefits from frontage along Frederica Street/US-431, a principal north-south corridor, with connectivity to US-60, I-165 and US-231. The offering presents a compelling opportunity for an owner seeking a sizeable industrial/flex facility in the Owensboro market. Its location, visibility, existing improvements and zoning would be difficult to replicate through new construction at a comparable basis.

Partial Sale-Leaseback Opportunity: Ownership may consider leasing back approximately 15,000–17,000 SF of production space, plus a small office component, providing a purchaser with immediate in-place income while retaining the balance for its own occupancy or future leasing. Leaseback terms, rental rate and structure are to be negotiated.



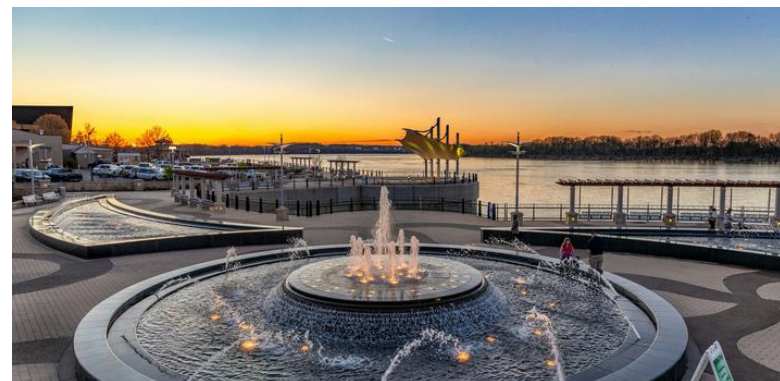


MARKET OVERVIEW

Owensboro, KY



Owensboro, Kentucky, is a regional economic center in western Kentucky, situated along the southern bank of the Ohio River approximately 100 miles southwest of Louisville. The city serves as the commercial and employment hub for Daviess County and the surrounding region. Its economy is diversified across healthcare, manufacturing, agriculture, food production, transportation, and professional services. Manufacturing remains particularly important, accounting for nearly one-quarter of local economic output, while healthcare is one of the area's largest employment drivers. The region also benefits from a substantial agricultural base and a concentration of production and transportation occupations. Culturally, Owensboro is strongly associated with bluegrass music, barbecue, and its Ohio River heritage. Downtown redevelopment has centered around the riverfront, including Smothers Park, the Owensboro Convention Center, and the Bluegrass Music Hall of Fame & Museum. The city hosts numerous festivals and music events and markets itself around its distinctive combination of “Barbecue, Bourbon, and Bluegrass.” Owensboro's location provides strong regional accessibility to western Kentucky, southern Indiana, and the broader Midwest and Southeast. The city is connected to the interstate system by I-165 and is served by several major U.S. highways, while the nearby William H. Natcher Bridge carries US-231 across the Ohio River into Indiana. These transportation links, combined with the Ohio River corridor and local airport access, strengthen Owensboro's position as a manufacturing, distribution, and regional service center.



DEMOGRAPHIC SUMMARY

OWENSBORO, KY

POPULATION

Owensboro

60,892

State: Kentucky 4.61M

MEDIAN AGE

Owensboro

37.5 Years

State: Kentucky 39.1 Years

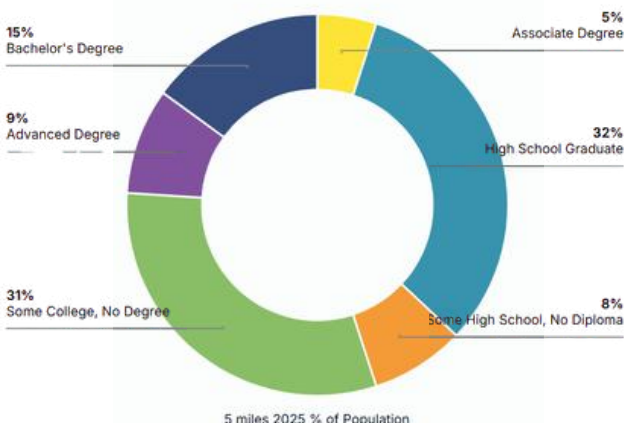
MEDIAN HOUSEHOLD INCOME

Owensboro

\$56,357

State: Kentucky \$63,726

EDUCATIONAL ATTAINMENT



2025 STATISTICS

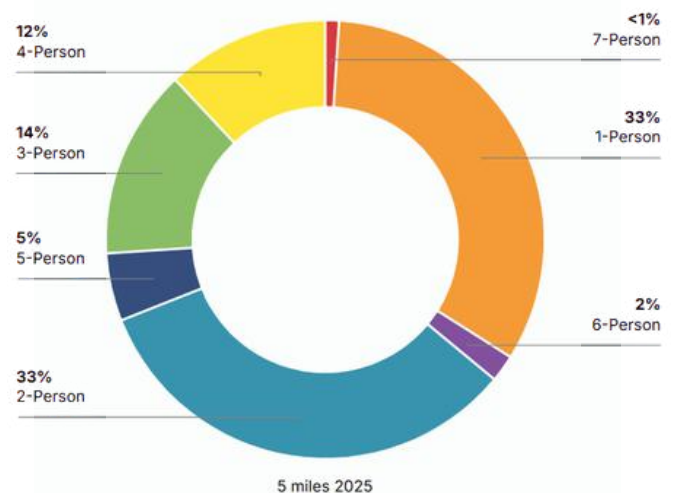
	2 Mile	5 Mile	10 Mile
Population 2025	38,227	75,865	98,408
Total Households	16,014	31,107	39,025
Avg Household Size	2.2	2.3	2.4
Avg Household Income	\$63,343	\$77,181	\$79,803

ECONOMIC INDICATORS

4.7% Owensboro Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Owensboro

25,451

State: Kentucky 1.81M



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

I-165 – Major north-south interstate terminating at US-60 on Owensboro's south/east side. I-165 provides a direct connection south toward Bowling Green and I-65, giving Owensboro access to the Nashville and Louisville interstate corridors.

US-60 (Wendell H. Ford Expressway) – Principal east-west highway forming much of Owensboro's bypass. US-60 connects the city west toward Henderson and the Evansville region and east toward communities along the Ohio River, while providing access to I-165, US-231, US-431, and numerous local arterials.

US-231 – Major north-south route passing through the Owensboro area and crossing the Ohio River via the William H. Natcher Bridge into southern Indiana. It provides an important freight and commuter connection between Owensboro, Indiana, and communities south of the city.

US-431 (Frederica Street) – Primary north-south commercial corridor through Owensboro, extending south toward Central City and connecting directly with US-60. Frederica Street serves many of the city's major retail and commercial districts.

KY-54 – Major commercial arterial extending southeast from Owensboro. The corridor provides access to substantial retail, residential, and employment development and connects the urban area with southeastern Daviess County.

Audubon Parkway – Controlled-access highway west of Owensboro connecting the city with Henderson, where motorists can continue toward Evansville and I-69. The parkway connects directly with the US-60/I-165 highway network near Owensboro.



AIRPORT PROXIMITY

Owensboro-Daviess County Regional Airport (OWB): Located approximately 5 miles southwest of downtown Owensboro, OWB is the city's primary local commercial airport. Its close proximity provides convenient passenger and general aviation access for businesses and residents throughout the Owensboro-Daviess County market.

Evansville Regional Airport (EVV): Located approximately 39 miles northwest of Owensboro in Evansville, Indiana, EVV is the nearest larger regional airport. It provides commercial airline connectivity to major hub airports and is readily accessible from Owensboro through the US-60/Audubon Parkway corridor.

Louisville Muhammad Ali International Airport (SDF): Situated approximately 117 miles northeast of Owensboro, SDF is one of the region's major commercial airports and provides extensive domestic passenger service. The airport is also a major freight hub, making it particularly relevant to industrial and distribution users.

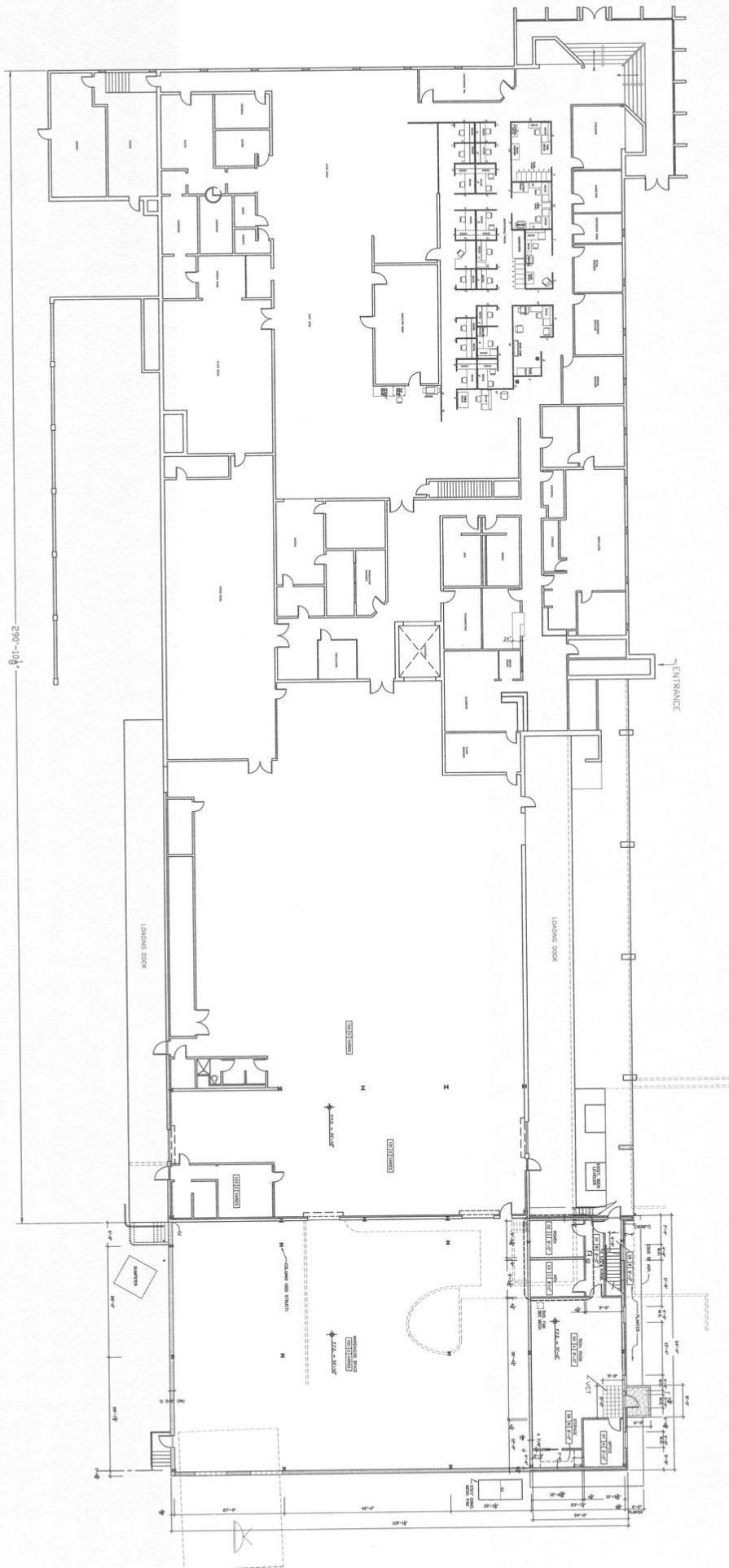
Nashville International Airport (BNA): Located approximately 139 miles south of Owensboro, Nashville International provides extensive domestic service and a growing selection of international routes. The airport can be reached primarily through I-165 and I-65, giving Owensboro another major-airport option for regional and national business travel.

SITE OVERVIEW

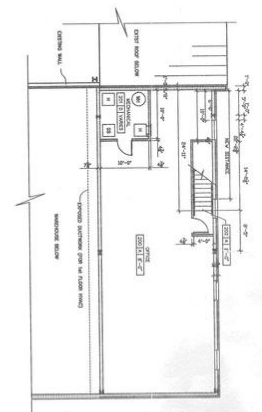
SITE

Property Type:	Office/Warehouse
Zoning:	I-1 (Light Industrial)
Year Built/Renovated:	1968/1997
Total SF:	60,473 Total 38,603 SF Above Grade 21,870 SF Lower Level
Acres:	3.6 AC
Clear Height:	18'
Foundation:	Slab + Poured Concrete
Construction:	Steel
Exterior:	Brick/Concrete Block
Heating:	Gas





1 LEVEL TWO FLOOR PLAN (AUTBID)
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NOTE: DIMENSIONS ARE TO BE FIELD SPACES.

MORRIS E. DAWSON
ROYCE E. DAWSON
D.B. 397 PG. 522

ST. ANN ST.

14TH STREET

270.9' TO RAILROAD SPIKE
AT WEST R/W LINE DAVES ST.

ASPHALT PARKING

S05° 23'17"E TOTAL 236.69'
(202.00')

3.596 ACRES

Owensboro Messenger-Inquirer"

1401

FREDERICA STREET
(U.S. 431)

15TH STREET

Curb and Cutter

[illegible]

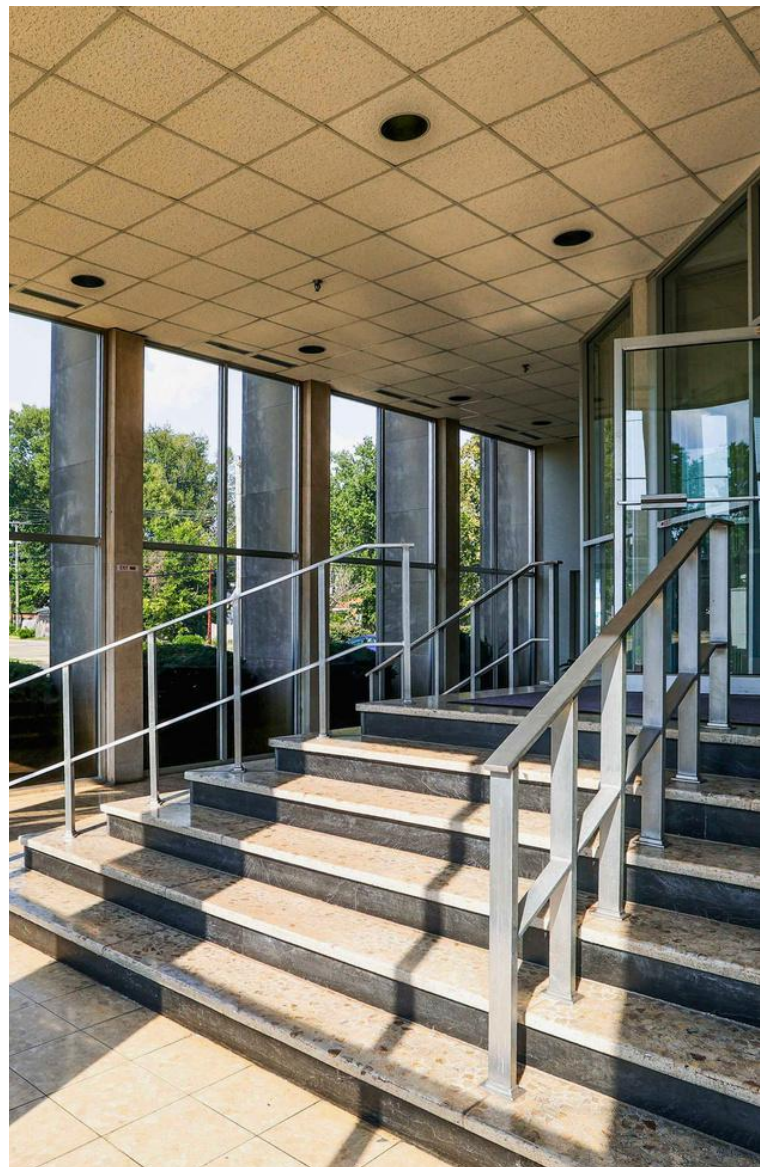
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1401 FREDERICA STREET
TDMN PIIRISHING INC.

MORE, INC.









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