

INDUSTRIAL PROPERTY FOR SALE

FORMER HOLLEY MANUFACTURING

1801 Russelleville Road, Bowling Green, KY 42101



PROPERTY DESCRIPTION

1801 Russelleville Road presents a thoughtfully configured industrial asset featuring expansive interiors, existing heavy duty utility infrastructure, and a durable concrete floor system tailored for industrial operations. The property offers generous dock and drive-in access, enabling smooth inbound and outbound logistics, while ceiling heights can accommodate lower racking systems and manufacturing equipment. With ample yard space for staging and fleet parking, the site supports flexible warehousing and distribution strategies, making it an ideal choice for industrial users seeking a reliable, ready-to-operate facility.

PROPERTY HIGHLIGHTS

- Expansive interior for flexible operation layouts
- Multiple dock doors simplify shipping and receiving activity
- Drive-in access supports oversized delivery vehicles
- Durable concrete floors designed for heavy industrial use
- Ample exterior yard space for staging and fleet parking
- Well-lit interior enhances safety and operational efficiency
- Utility infrastructure ready for immediate occupancy

OFFERING SUMMARY

Sale Price:	\$6,950,000
Lot Size:	14.3 Acres
Building Size:	225,815 SF

BUILDING SPECIFICATIONS

- Stand Alone Office Building - 21,119 SF on two floors
- Warehouse Building - 204,696 SSF
- Wet Sprinkler
- Heavy Electric - 2,000kW
- Water - 1,000 GPM
- Natural Gas - 100 mcf/day
- Sanitary Sewer - 42" gravity Sewer lint at the street
- 15 Docks
- 6 Drive in Doors
- Ceiling Heights 14' - 17.5' clear heights

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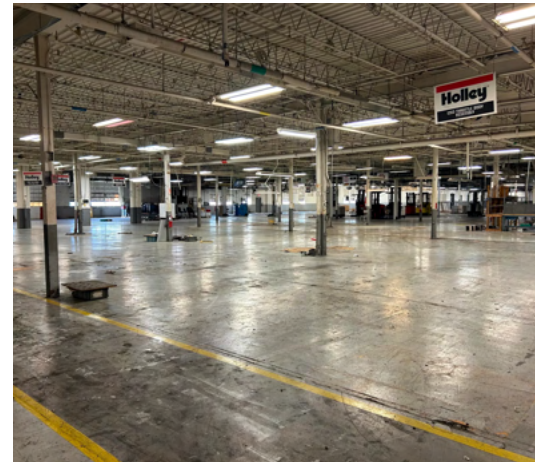
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Heavy Industrial
Lot Size	14.3 Acres
APN #	040A-47
Corner Property	Yes
Waterfront	No
Power	Yes
Rail Access	No

LOCATION INFORMATION

Building Name	Former Holley Manufacturing
Street Address	1801 Russelleville Road
City, State, Zip	Bowling Green, KY 42101
County	Warren
Cross-Streets	Russelleville Road

BUILDING INFORMATION

Building Size	225,815 SF
Number of Grade Level Doors	6
Number of Dock High Doors	15
Highest Clear Height	17.5 ft
Minimum Clear Height	14 ft
Office Space	30,000 SF
Number of Floors	1
Year Built	1952
Year Last Renovated	1994
Column Space	min. 25 ft
Construction Status	Existing
Warehouse %	86.0%
Free Standing	Yes
Number of Buildings	2
Office Buildout	13.3%

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Area	6.4 Ac.
Surface	Paved
Secured with Fencing	Yes
Distance to Interstate (I-165)	1.3 miles
Distance to Interstate (I-65)	5 miles

UTILITIES & AMENITIES

Natural Gas	Yes
Electric	2,000 kw
Water	1,000 GPM
Sewer	42" gravity line at street
Internet	BGMU Fiber

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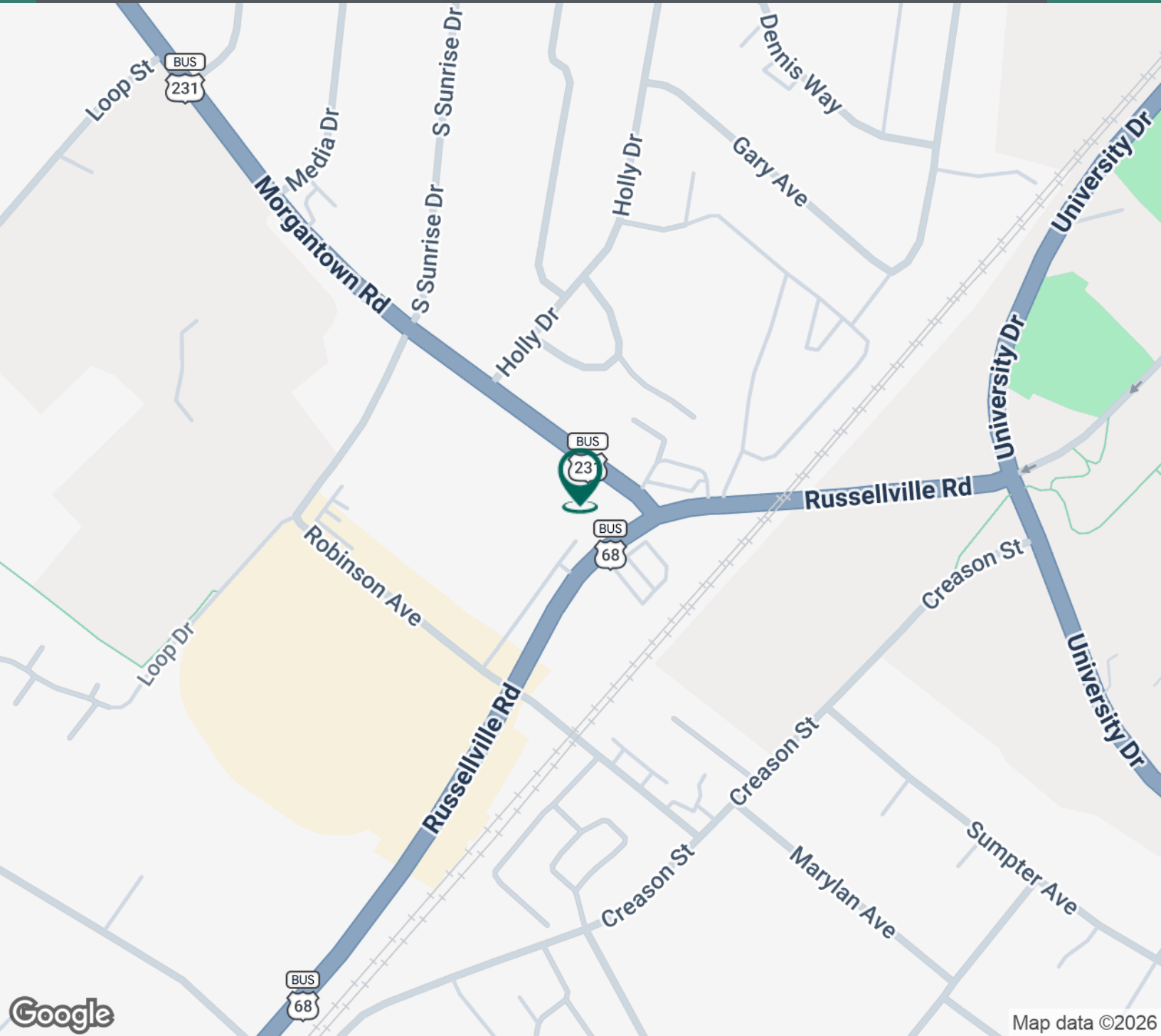
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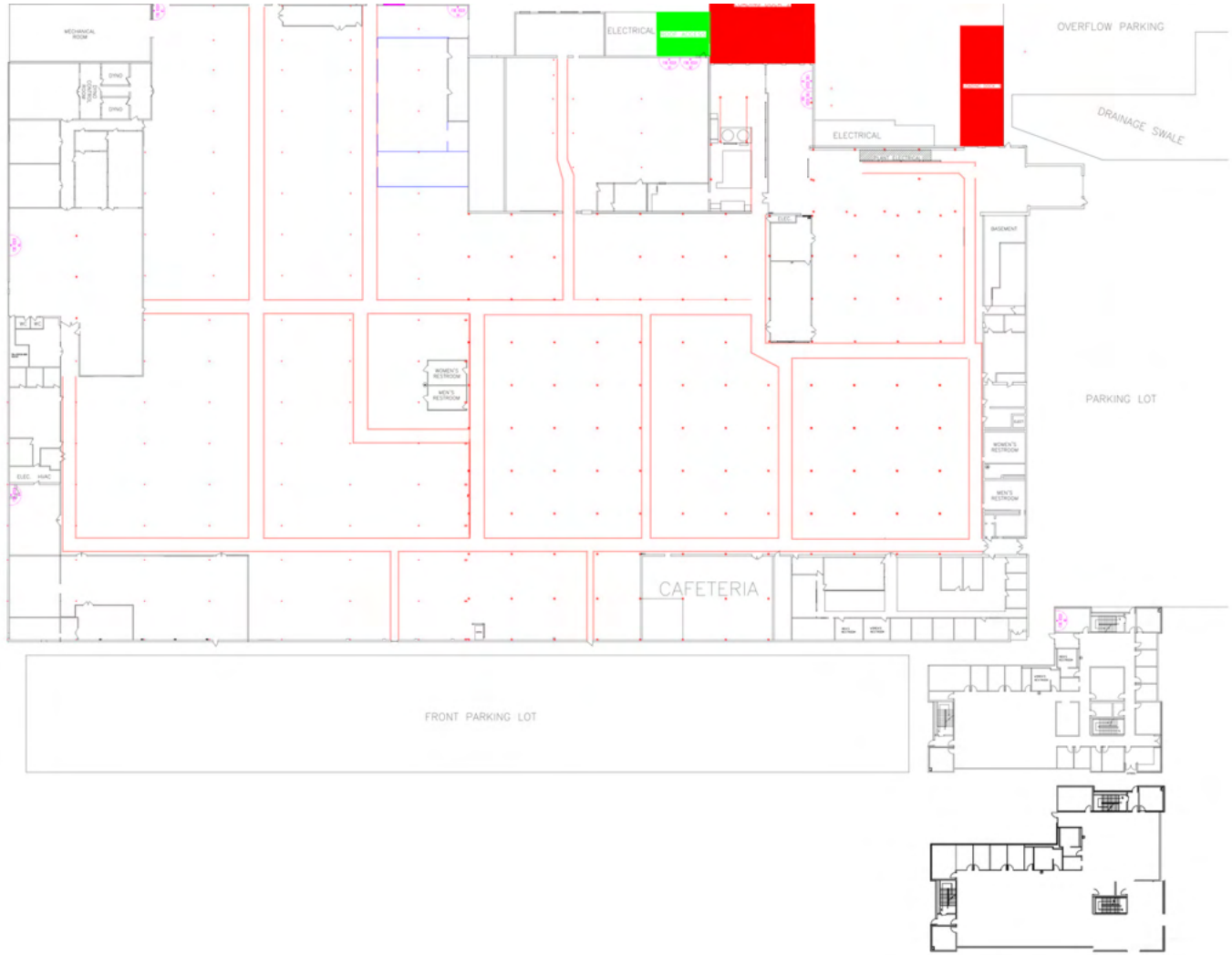
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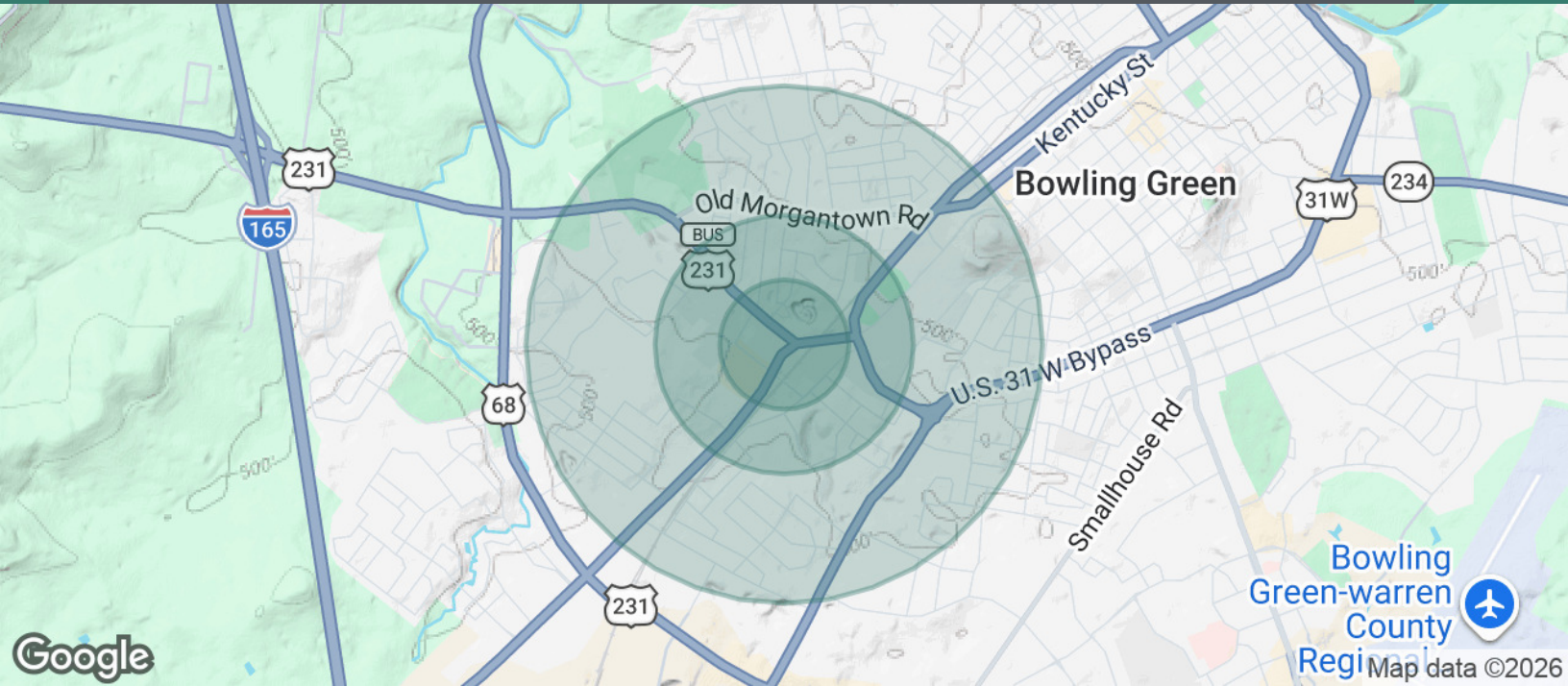
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	855	2,307	5,355
Average Age	31.8	32.1	32.2
Average Age (Male)	31.5	31.7	31.7
Average Age (Female)	32.5	32.8	32.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	339	914	2,104
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$60,234	\$60,994	\$61,404
Average House Value	\$202,785	\$202,688	\$190,309

2023 American Community Survey (ACS)

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