

TLOQ GRANT

107 Industrial Rd, Williamstown, KY 41097



PROPERTY DESCRIPTION

KW Commercial offers 5,000 - 74,567 SF zoned I-2 that serves as a manufacturing facility. The property offers ample space for industrial operations. With its strategic location and zoning, this property presents an opportunity for industrial users to optimize the space for their manufacturing needs. This space can be easily demised for Tenants that need less space. There are many options available to fit many user needs.

PROPERTY HIGHLIGHTS

- High ceilings
- Expansive warehouse space
- Modern manufacturing areas
- Well-appointed office facilities
- Ample parking
- Advanced logistical capabilities
- Adaptable layout
- Versatile floor plan

OFFERING SUMMARY

Lease Rate:	\$5.50 SF/yr (NNN)
Available SF:	5,000 - 74,567 SF
Lot Size:	7.98 Acres
Building Size:	74,567 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	45	175	571
Total Population	133	510	1,600
Average HH Income	\$62,984	\$63,841	\$65,559

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director

O: 859.620.5830

dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

INDUSTRIAL FOR LEASE

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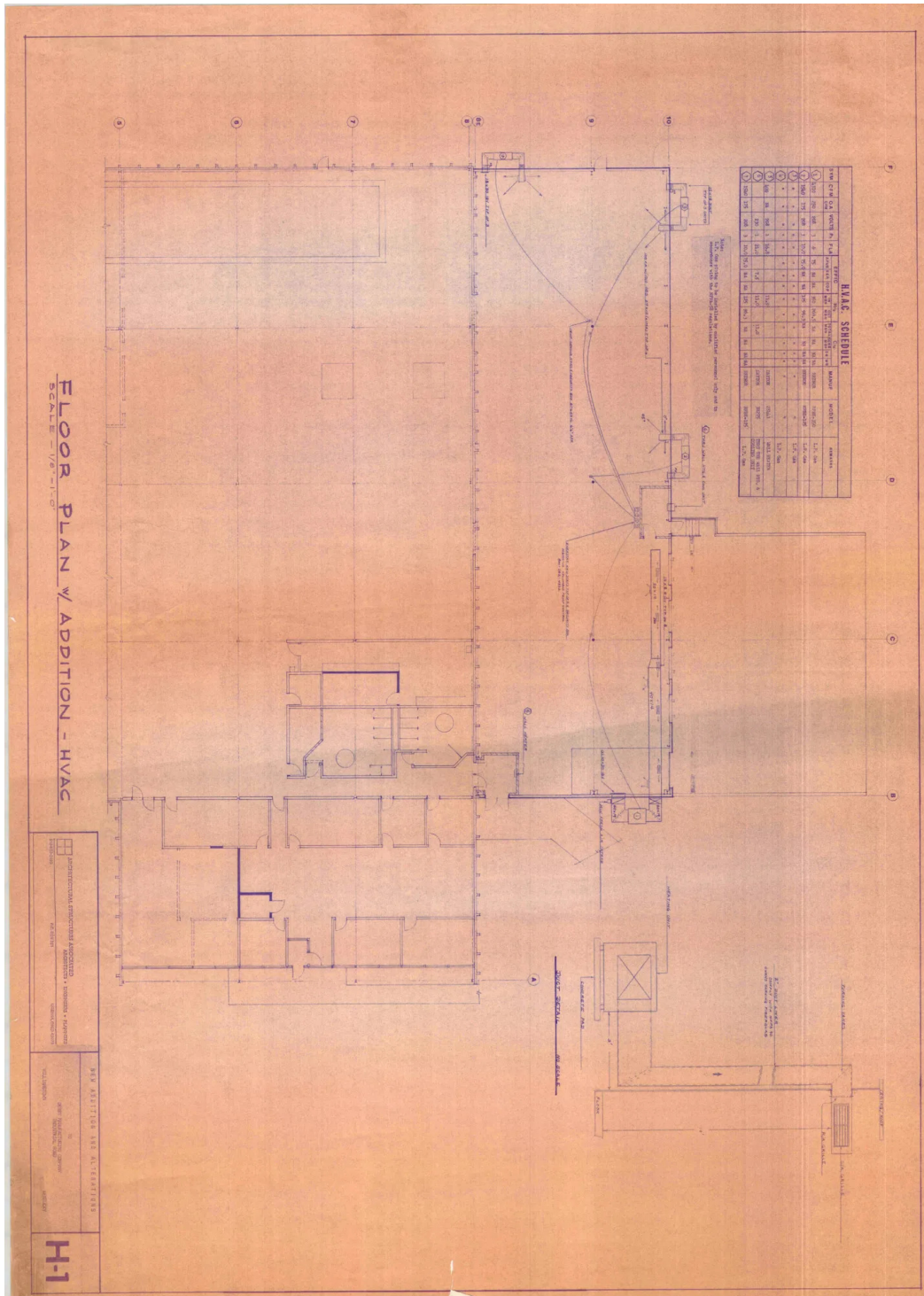
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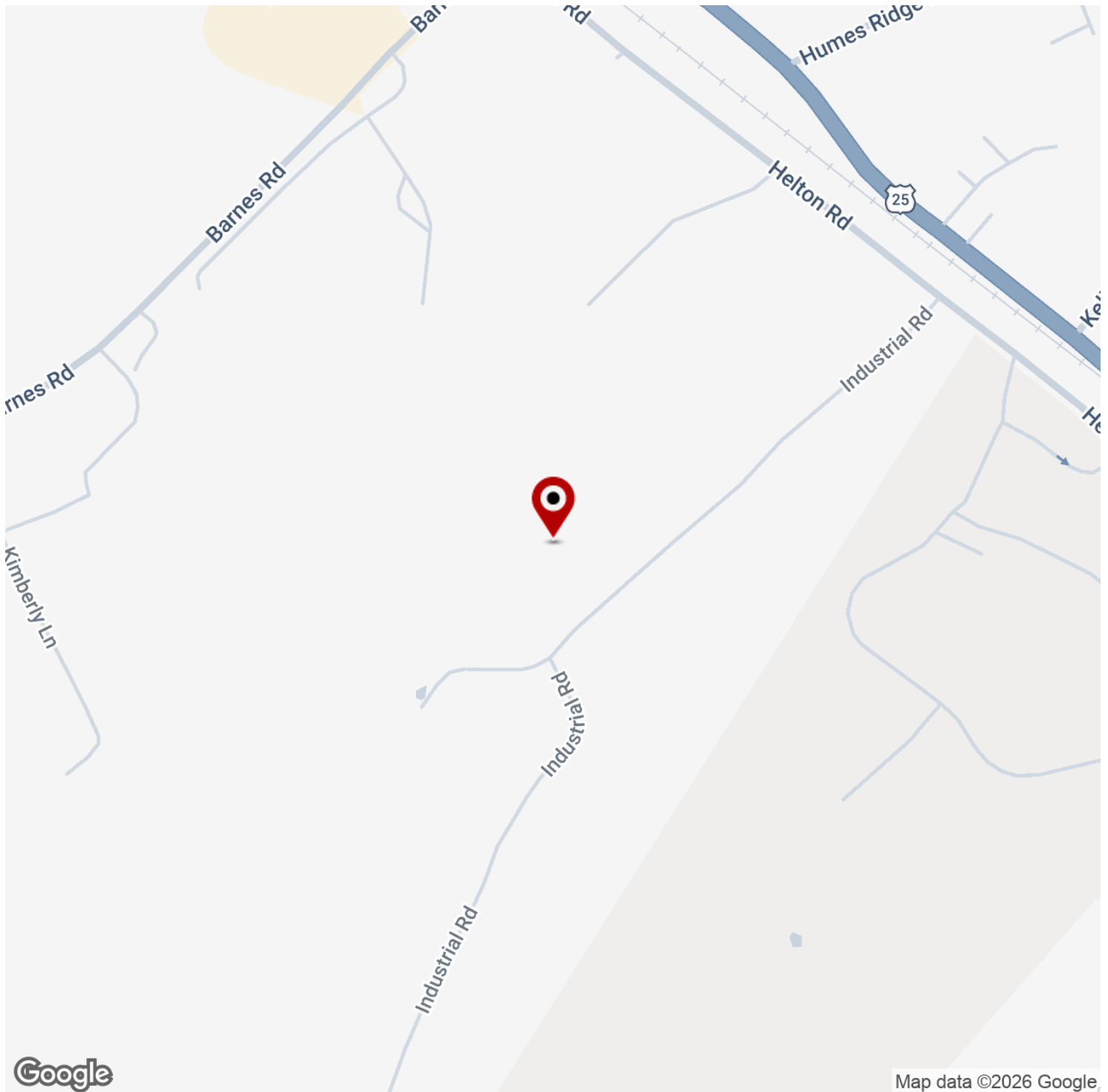
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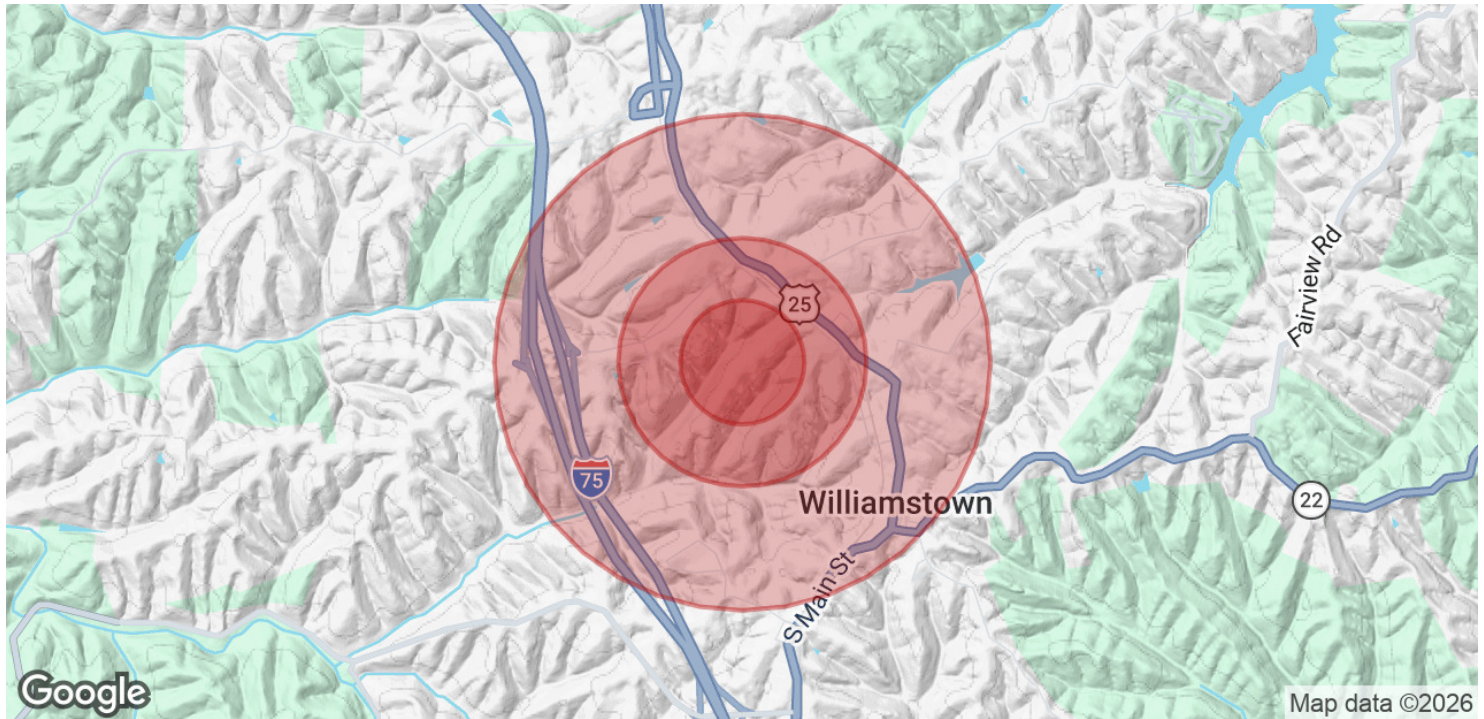
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	133	510	1,600
Average Age	33.5	33.7	34.3
Average Age (Male)	41.0	40.7	39.8
Average Age (Female)	30.8	31.5	33.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	45	175	571
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$62,984	\$63,841	\$65,559
Average House Value	\$174,079	\$174,174	\$172,989

2023 American Community Survey (ACS)

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