



## Industrial Sublease Space

204 & 206 Production Drive  
Elizabethtown, Kentucky 42701

### Spaces

### Rate

### Size

|              |              |           |
|--------------|--------------|-----------|
| Building 204 | \$5.75 SF/yr | 21,000 SF |
| Building 206 | \$5.75 SF/yr | 12,000 SF |

## Property Highlights

- Located within the Lincoln Parkway Industrial Center
- Building 204: +/-21,000 SF with +/-2,600 SF office/showroom space; 14'-18' ceiling height
- Building 206: +/-12,000 SF (portion of building); 18'-20' ceiling height
- Close proximity to the Western Kentucky Parkway and I-65 intersection
- Traffic count of 52,255 VPD on I-65 and 33,966 VPD on Western KY Parkway near the site
- Elizabethtown has access to three major highways: I-65, Bluegrass Parkway and the Western KY Parkway
- +/-12 minute drive to the BlueOval SK Battery Park that manufactures lithium-ion cells, battery energy storage system modules and 20' modular data center containers
- +/-15 minute drive to TJ Patterson Industrial Park, a 542 AC industrial park and one of the world's largest airport cargo hubs
- Tenant is responsible for lawn care, snow removal, etc.
- Taxes and insurance estimated at \$0.50 PSF

## For More Information

**Bruce Isaac, SIOR, CCIM**

Senior Vice President

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### Location Information

|                  |                            |
|------------------|----------------------------|
| Street Address   | 204 & 206 Production Drive |
| City, State, Zip | Elizabethtown, KY 42701    |
| County           | Hardin County              |

### Building 204

|                   |                              |
|-------------------|------------------------------|
| Size              | 21,000 SF                    |
| Office/Showroom   | 2,600 SF                     |
| Lease Expiration  | 6/13/2031                    |
| Ceiling Height    | 14-18 ft                     |
| Dock Doors        | Two (8'x8'); One (8'x10')    |
| Drive-In Doors    | Two (12'x12'); One (10'x16') |
| Warehouse         | One exhaust fan/vent         |
| Power Description | 200 amp/240 volt             |

### Property Information

|                 |                                   |
|-----------------|-----------------------------------|
| Property Type   | Industrial/Warehouse/Distribution |
| Lot Size        | 4.2 Acres                         |
| Taxes/Insurance | \$0.50 PSF                        |

### Building 206

|                   |                  |
|-------------------|------------------|
| Size              | 12,000 SF        |
| Lease Expiration  | 6/13/2031        |
| Ceiling Height    | 18-20 ft         |
| Dock Doors        | Four (8'x10')    |
| Drive-In Doors    | One (16'x12')    |
| Restrooms         | Two              |
| Warehouse         | Sprinklered      |
| Power Description | 200 amp/240 volt |





Commercial Real Estate Services, Worldwide.

For Sublease  
21,000 SF | \$5.75 SF/yr  
Building 204



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Commercial Real Estate Services, Worldwide.

For Sublease  
12,000 SF | \$5.75 SF/yr  
Building 206



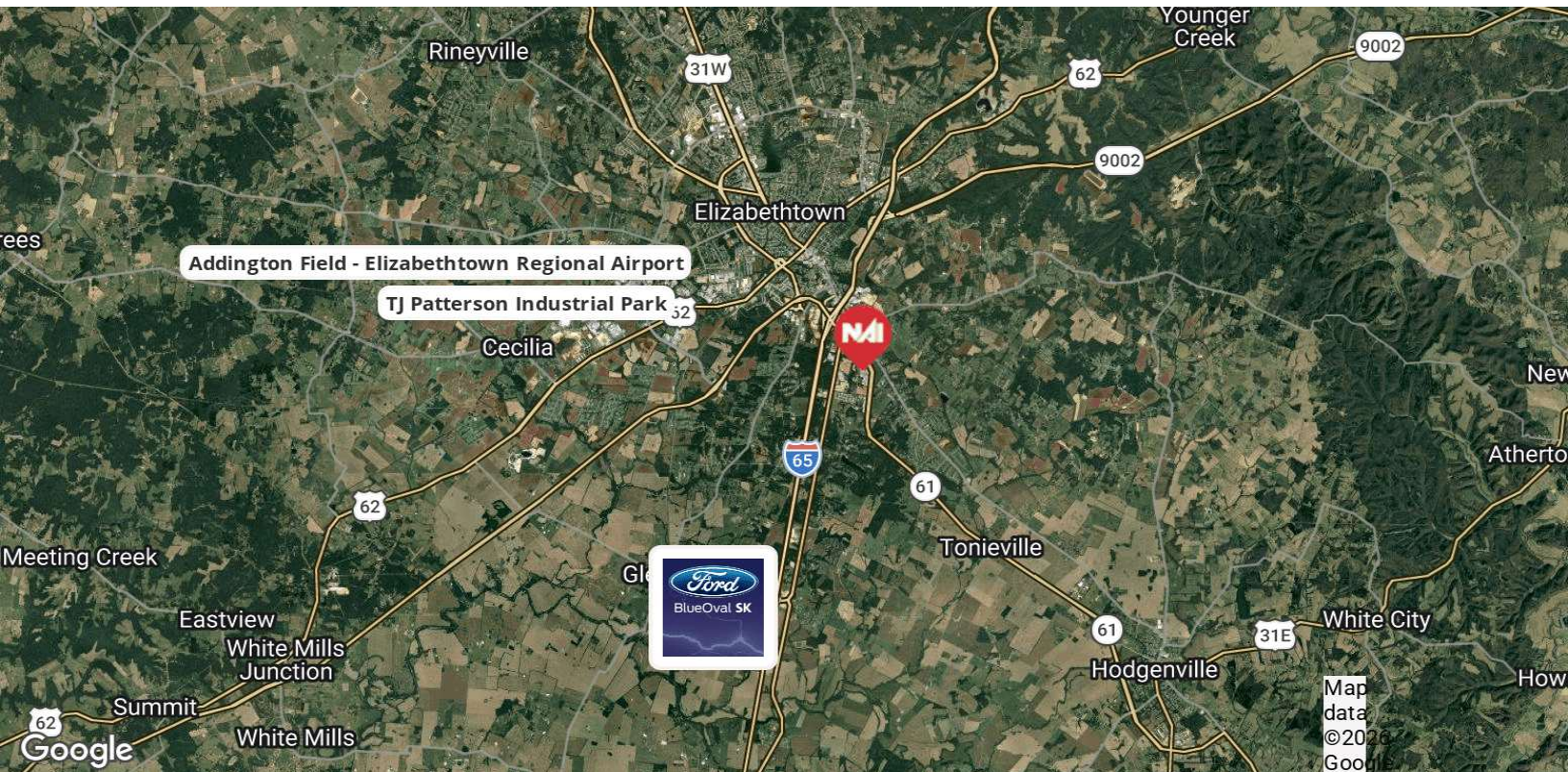
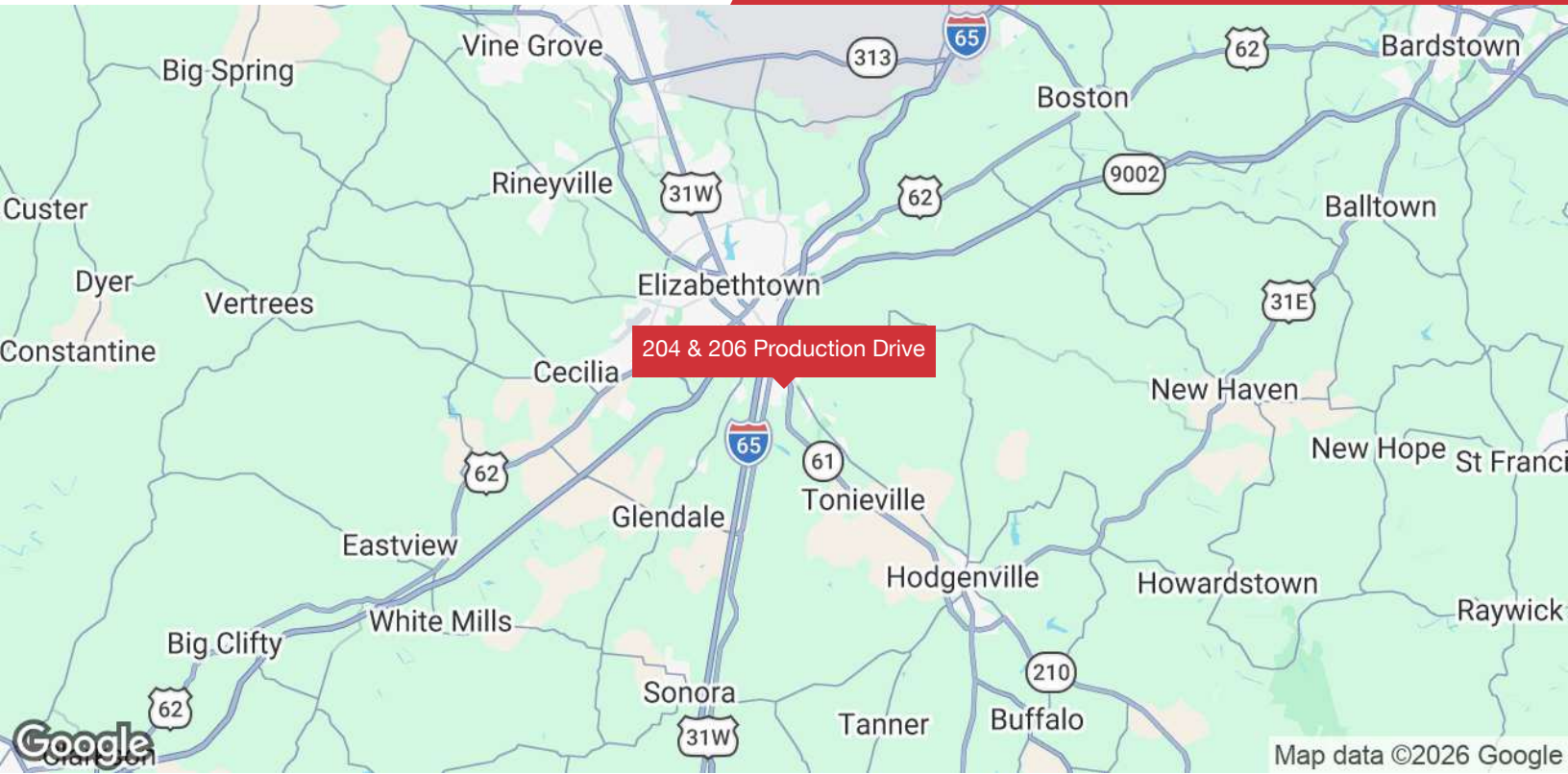
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## For Sublease

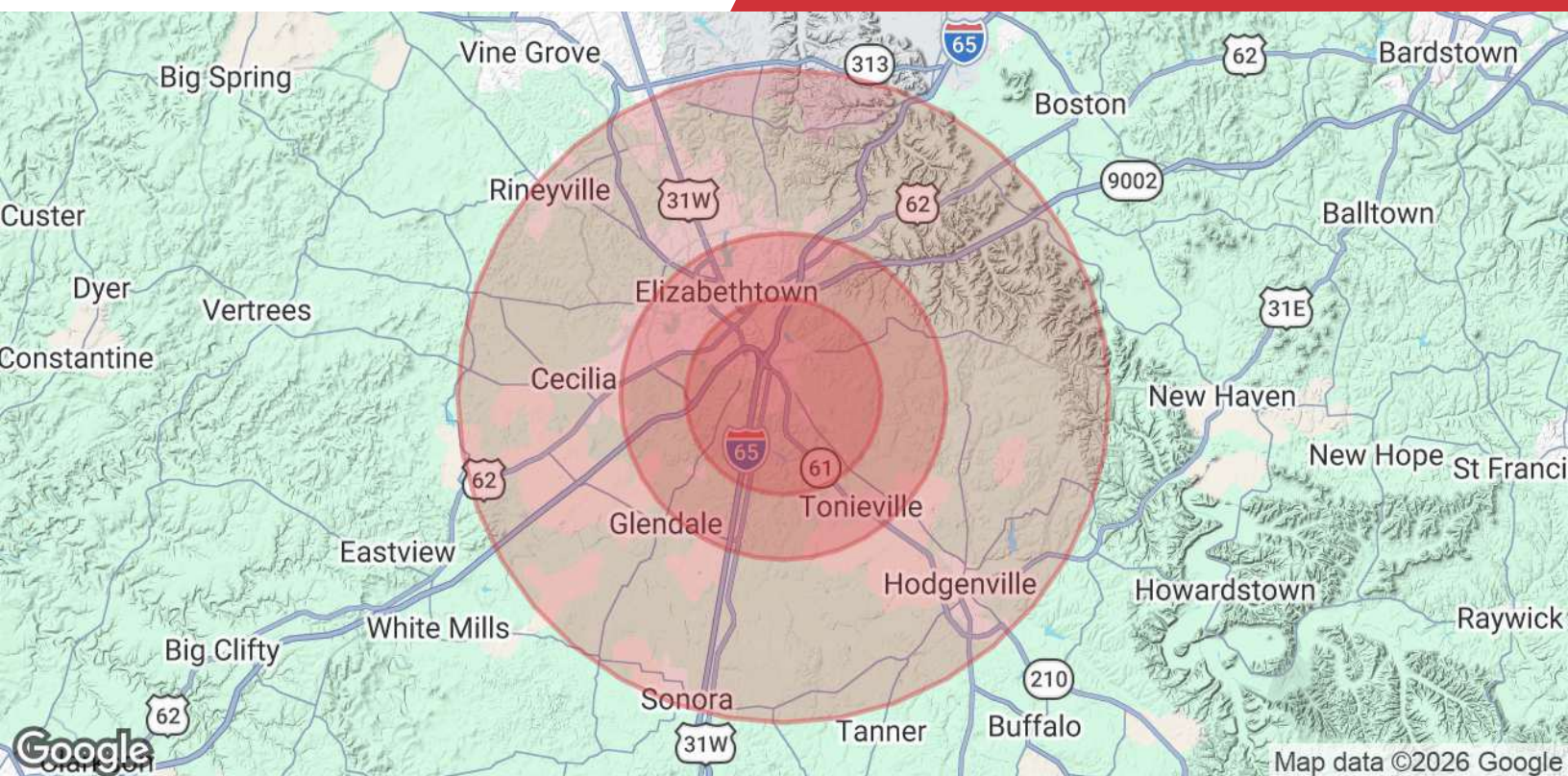
12,000 - 21,000 SF | \$5.75 SF/yr

## Industrial Space



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### Population

|                             | 3 Miles | 5 Miles | 10 Miles |
|-----------------------------|---------|---------|----------|
| <b>Total Population</b>     | 12,666  | 35,360  | 69,665   |
| <b>Average Age</b>          | 38      | 40      | 41       |
| <b>Average Age (Male)</b>   | 37      | 38      | 39       |
| <b>Average Age (Female)</b> | 39      | 41      | 42       |

### Households & Income

|                            | 3 Miles   | 5 Miles   | 10 Miles  |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 4,729     | 14,252    | 27,909    |
| <b># of Persons per HH</b> | 2.7       | 2.5       | 2.5       |
| <b>Average HH Income</b>   | \$87,351  | \$85,933  | \$92,961  |
| <b>Average House Value</b> | \$256,552 | \$291,556 | \$305,003 |

2020 American Community Survey (ACS)