

INDUSTRIAL / FLEX SPACE

211 Roberta Dr, Warsaw, KY 41095



PROPERTY DESCRIPTION

Discover the potential of this industrial/flex space property in Gallatin County, KY. Boasting a spacious 4,000 SF building, this commercial gem was constructed in 1986 and is ideally zoned for industrial and manufacturing activities. With ample space for operations and storage, this property offers a prime location for a wide range of industrial/flex space ventures. Positioned in the heart of Gallatin County, this site provides easy access to key transportation routes, ensuring seamless connectivity for your business needs. Don't miss the chance to secure this outstanding industrial property and unlock its full potential for your investment portfolio.

PROPERTY HIGHLIGHTS

- 4,000 SF industrial building
- Zoned for commercial use
- Prime location in Gallatin County

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	0.25 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	29	111	272
Total Population	62	239	599
Average HH Income	\$69,106	\$68,408	\$68,483

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.

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INDUSTRIAL FOR SALE



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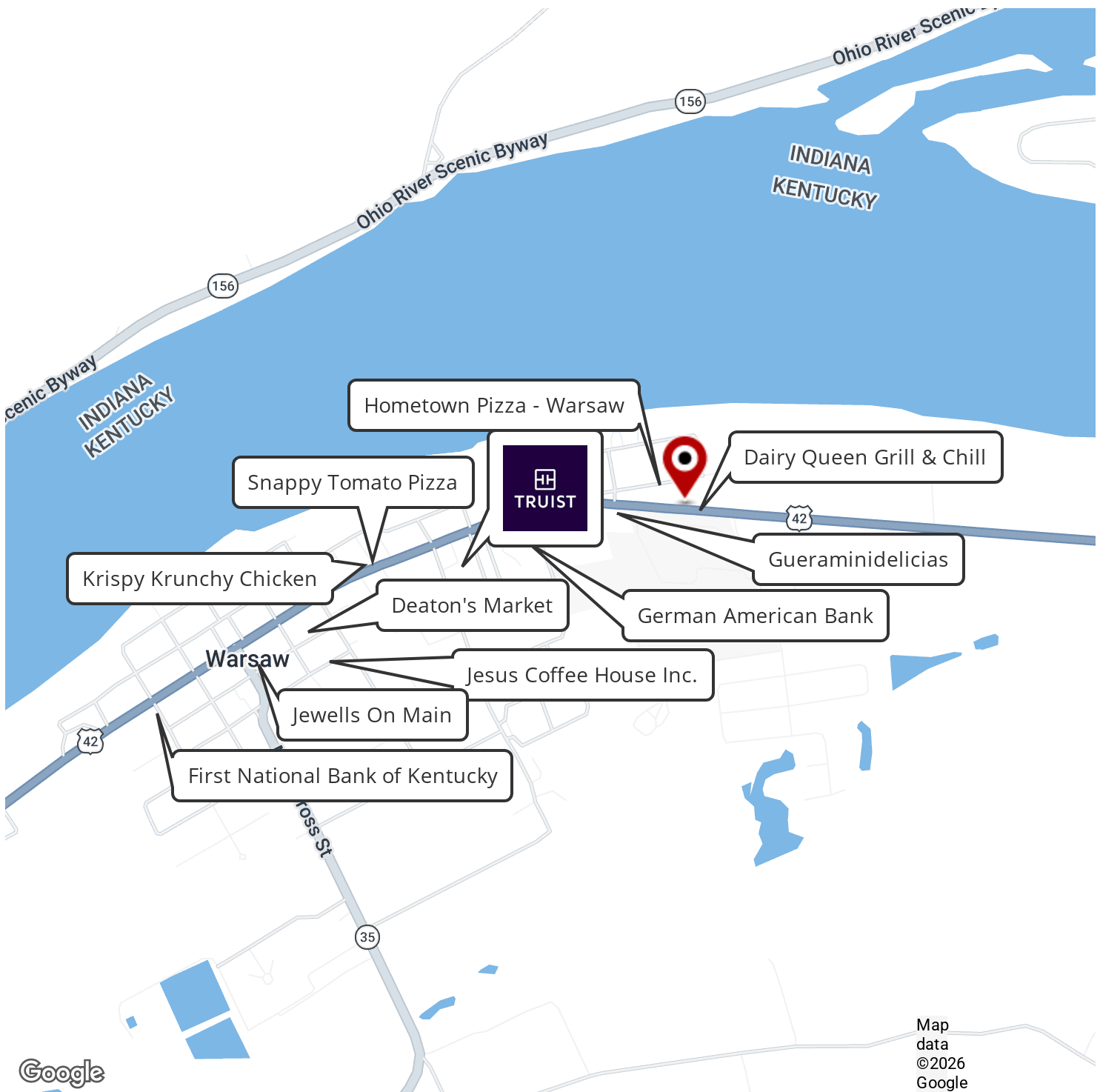
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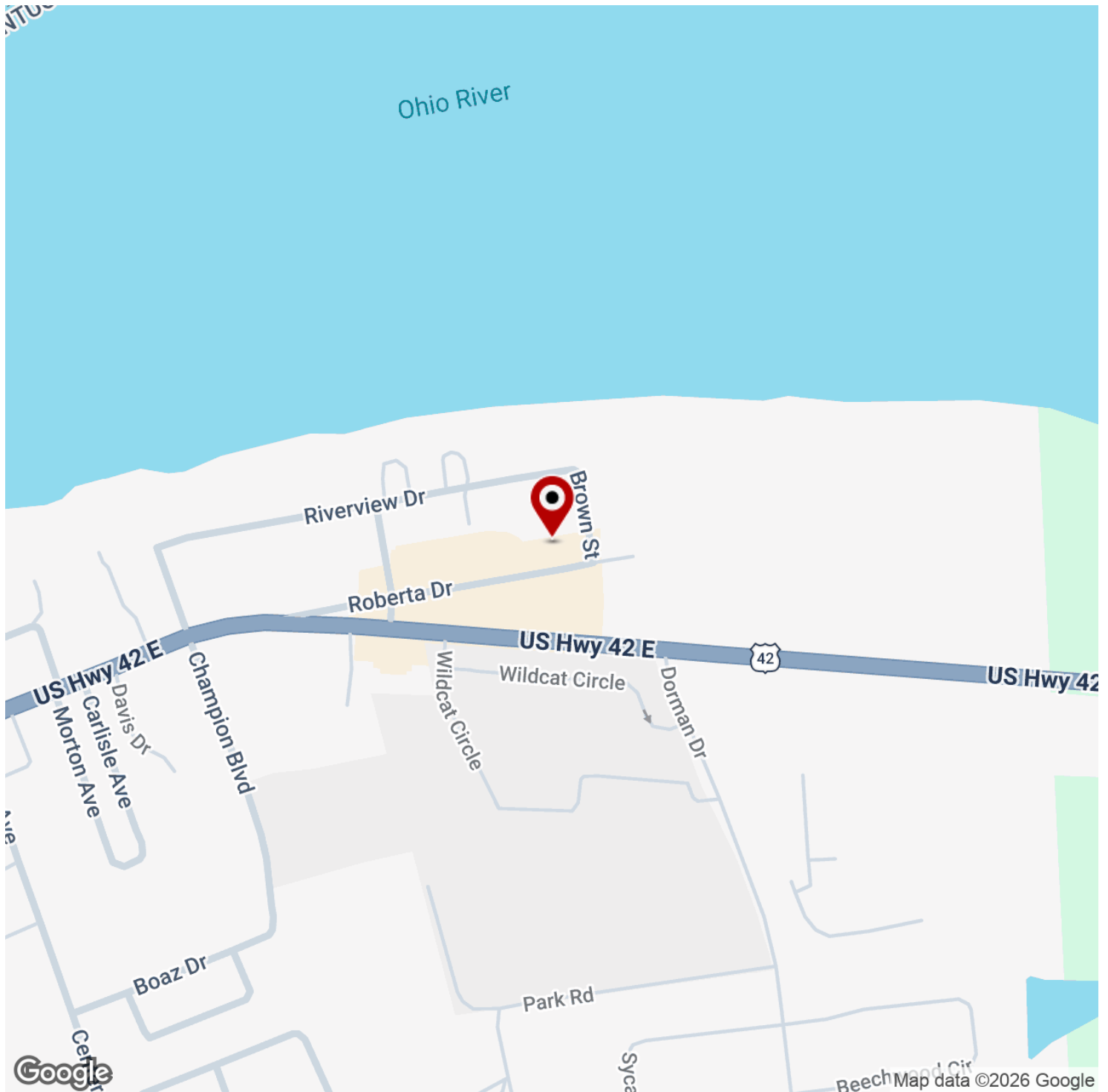
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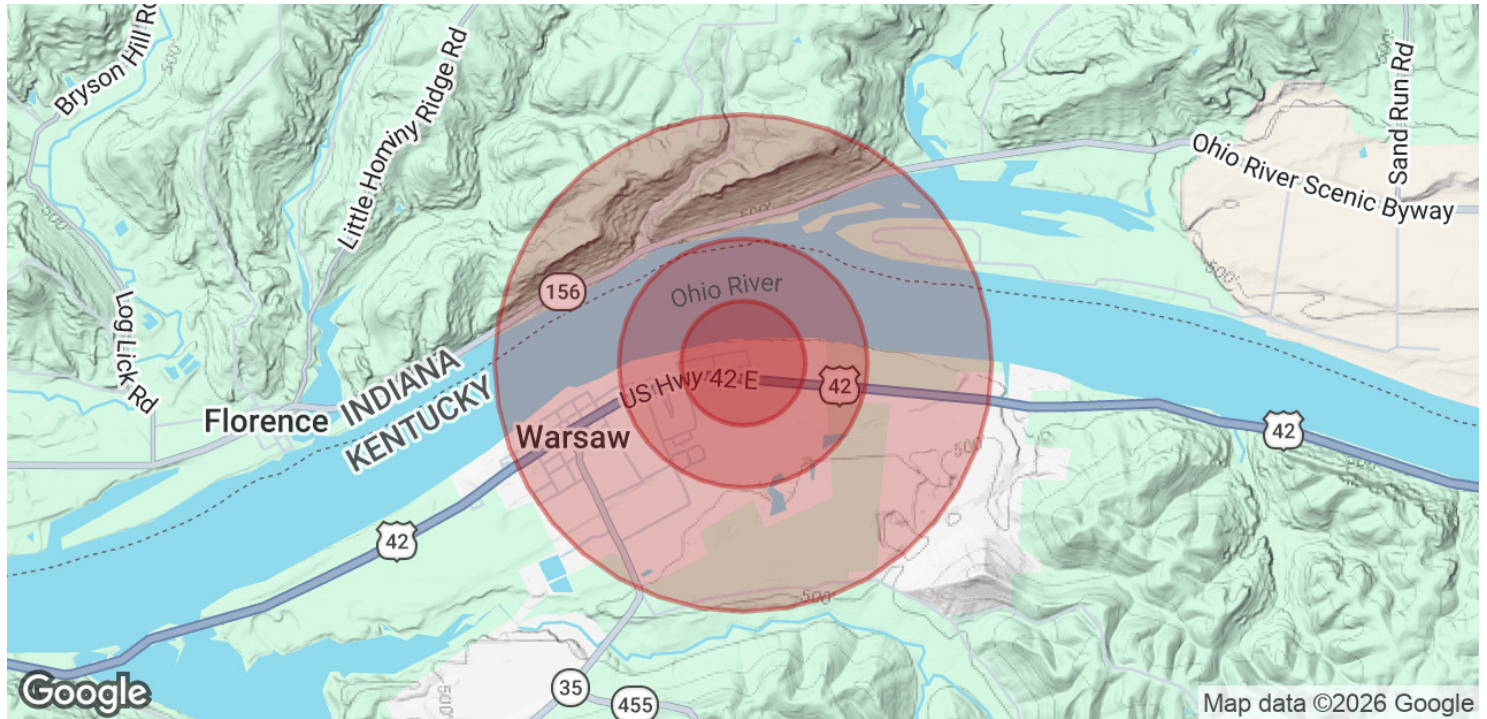
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	62	239	599
Average Age	35.7	35.2	35.7
Average Age (Male)	31.4	31.0	31.5
Average Age (Female)	45.5	44.8	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	29	111	272
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$69,106	\$68,408	\$68,483
Average House Value	\$194,016	\$185,590	\$181,752

2023 American Community Survey (ACS)

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