



Renovated Industrial Facility

87 Carpenter Drive
Annville, Kentucky 40402

Property Highlights

- Newly renovated industrial facility located in the Jackson County Regional Industrial Park
- Features include a 5-ton crane, POW-R-Way III Busway fusible switch, air compressors and fiber optic cabling
- +/-7,638 SF warehouse and +/-2,497 SF office
- 16-18' ceilings throughout the warehouse
- 1 drive-in door (12' height)
- 3-Phase electric, 2400 volts/1200 amps
- Located just +/-20 minutes to London and Booneville and +/-25 minutes to I-75

Offering Summary

Sale Price:	\$1,050,000
Lease Rate:	\$10 SF/yr (NNN)
Building Size:	10,135 SF
Lot Size:	1.8 Acres

[VIDEO](#)

For More Information



Max Darby

Associate

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Commercial Real Estate Services, Worldwide.

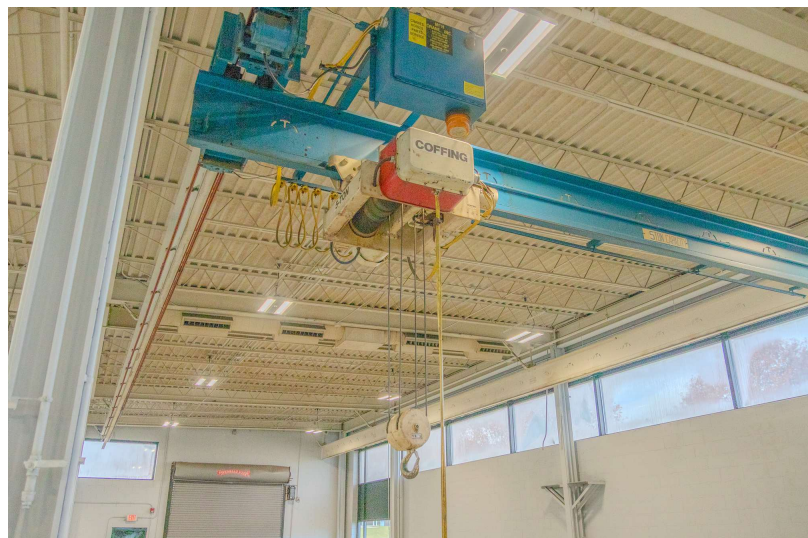
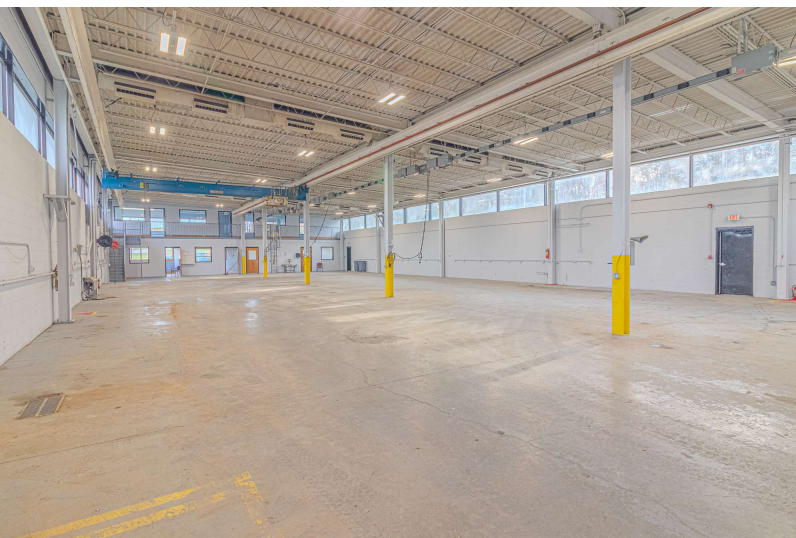
For Sale & Lease
10,135 SF | \$1,050,000
Renovated Industrial Facility



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771 Corporate Drive, Suite 500
Lexington, KY 40503
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Location Information

Building Name	Renovated Industrial Facility
Street Address	87 Carpenter Drive
City, State, Zip	Annville, KY 40402
County	Jackson County

Building Information

Building Size	10,135 SF
Roof	Flat/Composition Rubber
Drive-In Door	One
Year Built/Renovated	2005/2024
Power	3-Phase / 2400 volts

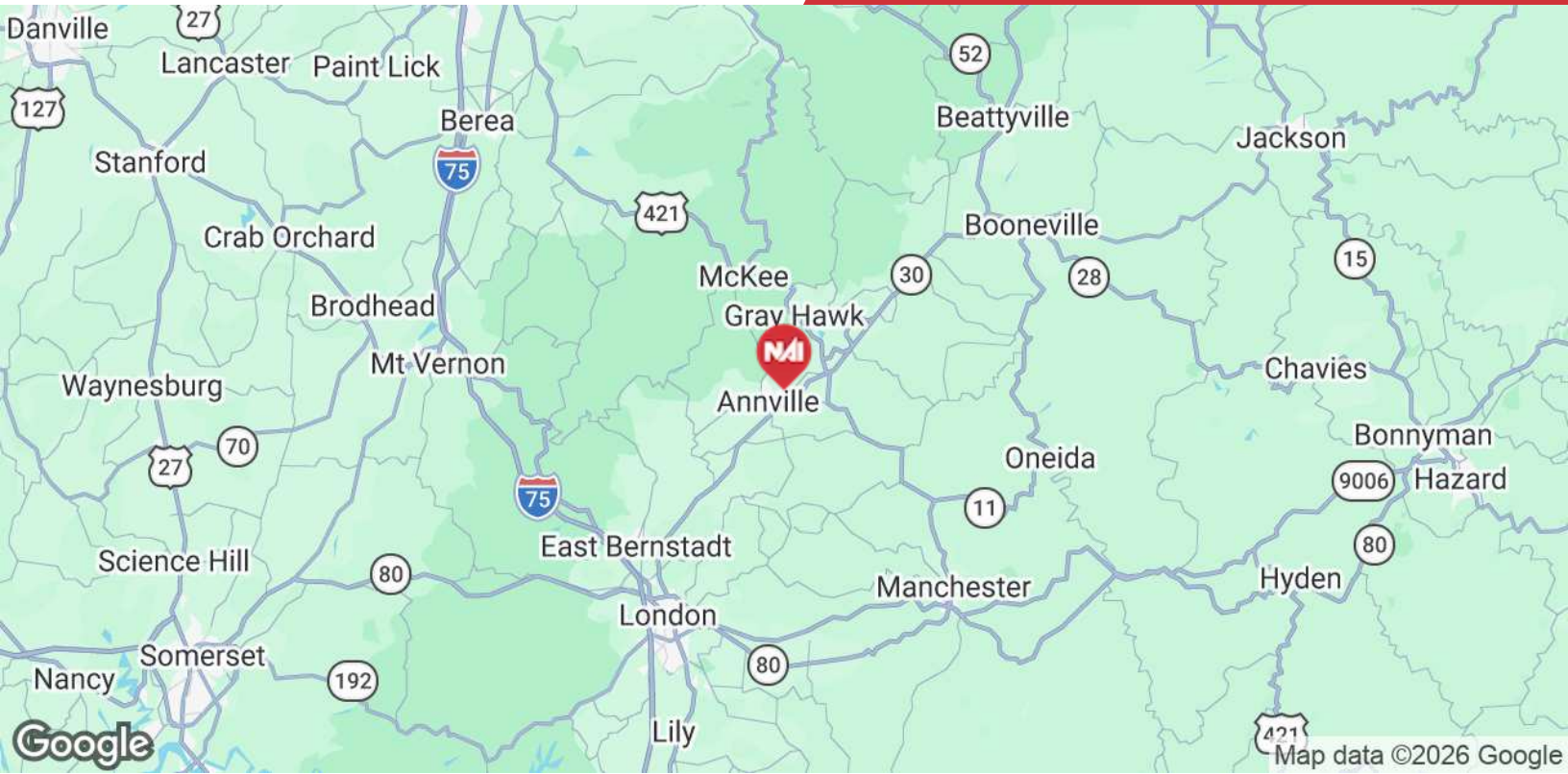
Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	+/-1.8 Acres
APN #	71-26F

Mechanical Information

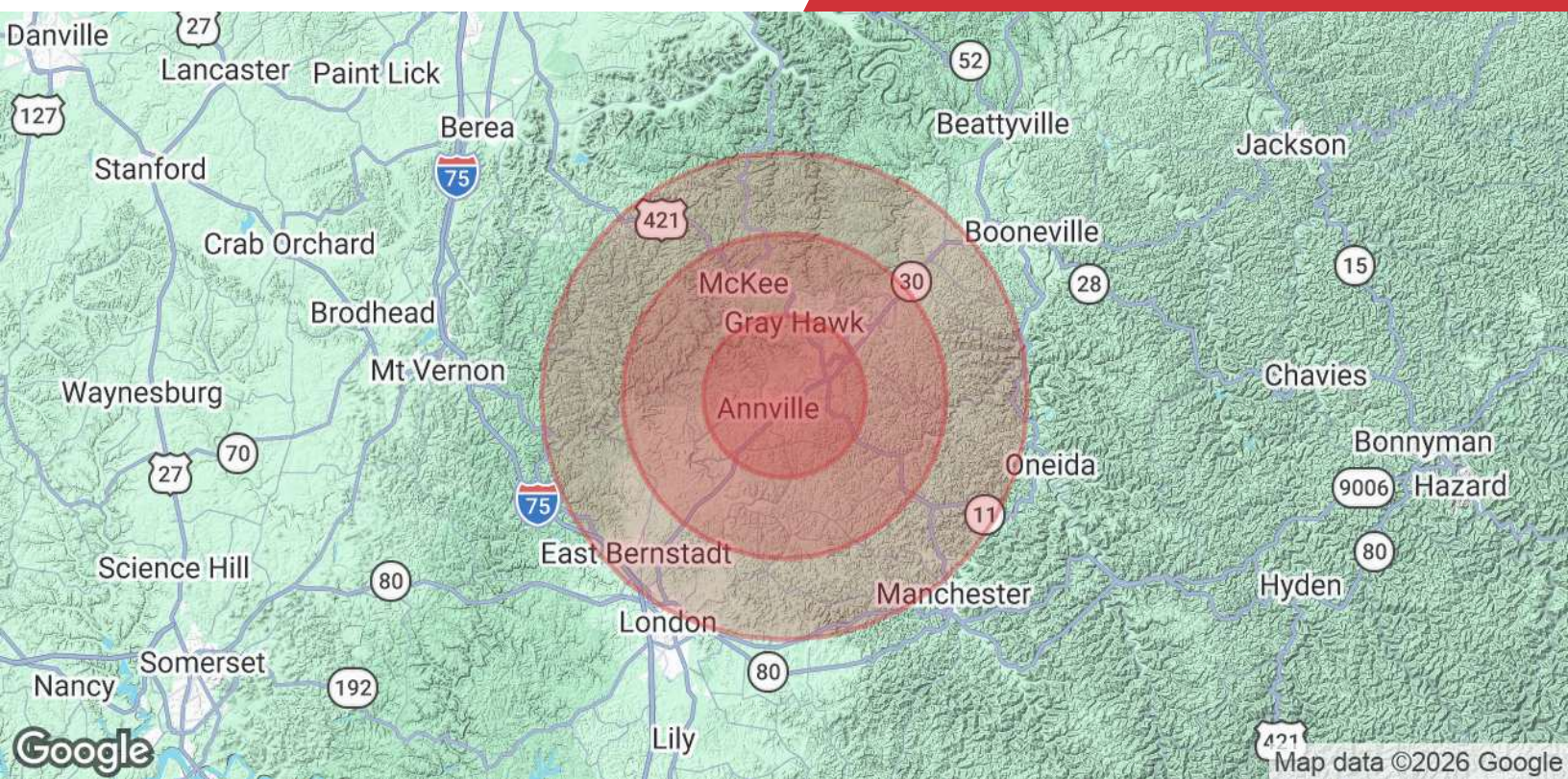
Crane	5-ton overhead adjustable
Cable	Fiber Optic
Power	Pow-R-Way III Busway Fusible Switch
Air Compressors	Available throughout warehouse





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Population	5 Miles	10 Miles	15 Miles
Total Population	5,415	14,436	35,030
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	2,031	5,629	13,276
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$61,486	\$59,979	\$59,857
Average House Value	\$109,394	\$130,355	\$145,030

Demographics data derived from 2025 STDB