

INDUSTRIAL PROPERTY FOR SALE

220,000 SF MANUFACTURING OR DISTRIBUTION BUILDING

150 Emerson Bypass Road, Russellville, KY 42276



PROPERTY DESCRIPTION

Introducing 150 Emerson Bypass Road, a prime opportunity for industrial manufacturers and/or industrial investors. This expansive 220,000 SF building, originally built in 1961 and extensively renovated over the years, lastly in 1994, offers a robust foundation for growth and innovation. Zoned I2 - Heavy Industrial, this property has 2 rail sidings, outside storage or room to expand the building and is ideally situated within the Russellville Industrial area. With its versatile space and strategic location, this property presents an exceptional opportunity for those seeking to utilize rail, expand or establish their industrial and manufacturing operations. Don't miss out on the potential of this remarkable property.

PROPERTY HIGHLIGHTS

- - Main Building is a 220,000 SF
- - Built in 1961, renovated in 1994
- - Zoned I2 - Heavy Industrial
- - Active rail line, two branches, serviced by RJ Corman

OFFERING SUMMARY

Sale Price:	REDUCED to \$5,000,000
Lot Size:	22.95 Acres
Building Size:	220,000 SF
Office Space	Approx. 20,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	467	1,369	2,077
Total Population	1,060	2,664	4,103
Average HH Income	\$52,243	\$49,080	\$47,987

Eric St. John, CCIM

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RJ CORMAN RAIL

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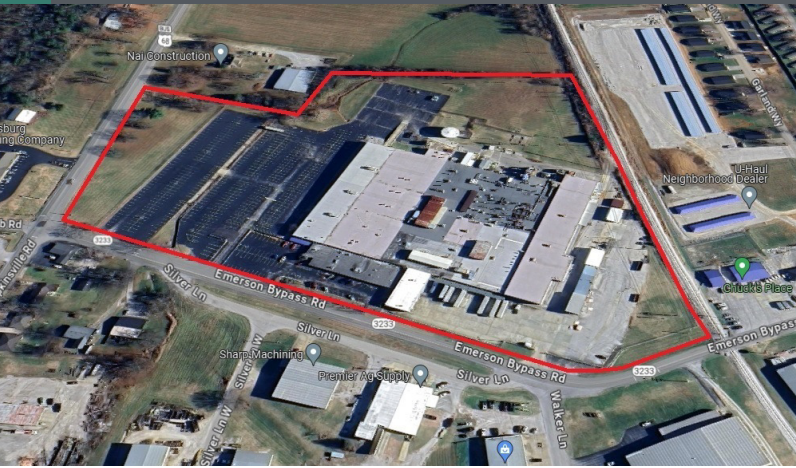
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- 220,000 SF industrial building
- Built in 1961, renovated in 1994
- Zoned I2 - Heavy Industrial
- Active rail line, two branches, serviced by RJ Corman
- 22.95 Acres
- Approximately 20,000 SF of office space
- Strategically located in Russellville, KY Industrial area
- Ample space for manufacturing and production
- Robust infrastructure for heavy industrial operations
- Versatile layout to accommodate diverse business needs
- Excellent potential for manufacturing customization
- Proximity to key transportation routes for logistical efficiency
- Modernized facilities to support advanced manufacturing processes
- Parking for over 450 employees
- Outdoor storage or trailer parking
- Cafeteria, office and warehouse bathrooms, tool crib, conference rooms, open cubicle areas, and private offices
- Interior rail with cranes for offloading
- Heavy electric for larger electric requirements, 2 - 4,000 amp main breakers, 480/277 volt, 3-phase
- Existing concrete pads for stamping
- 4" Natural gas line at rear of the building
- Wet sprinkler system
- 6" concrete floors
- Lighting is mixed LED and fluorescent
- 18' and 22' to structural beams
- Roof is 85% TPO and 15% built up roof

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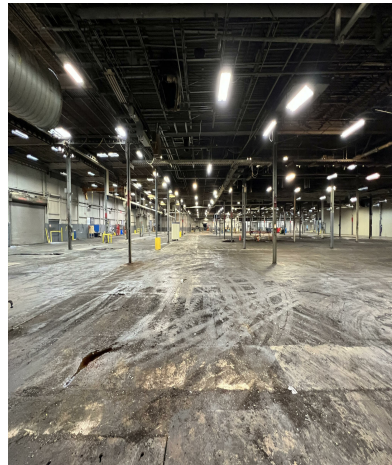
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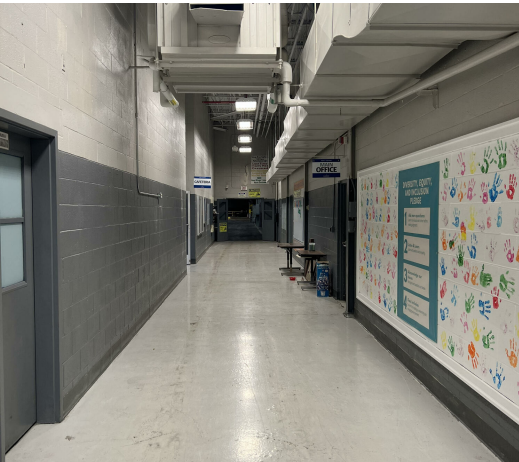
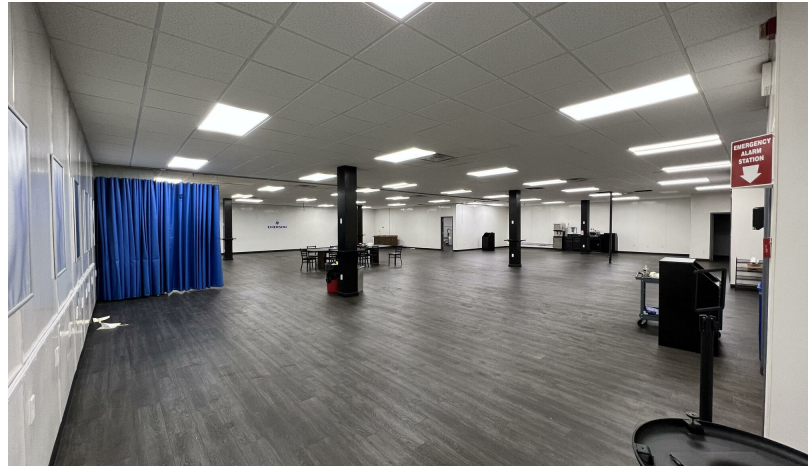
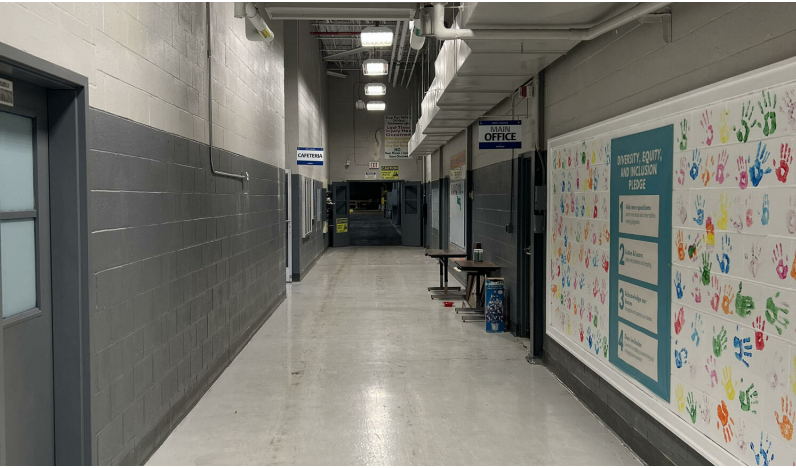
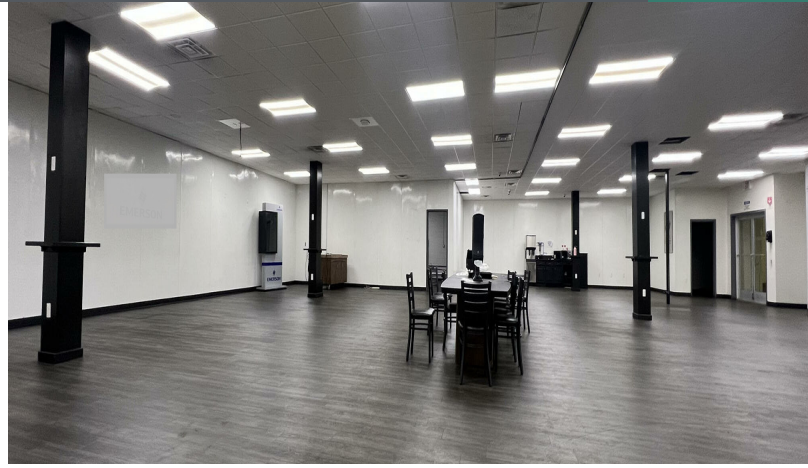
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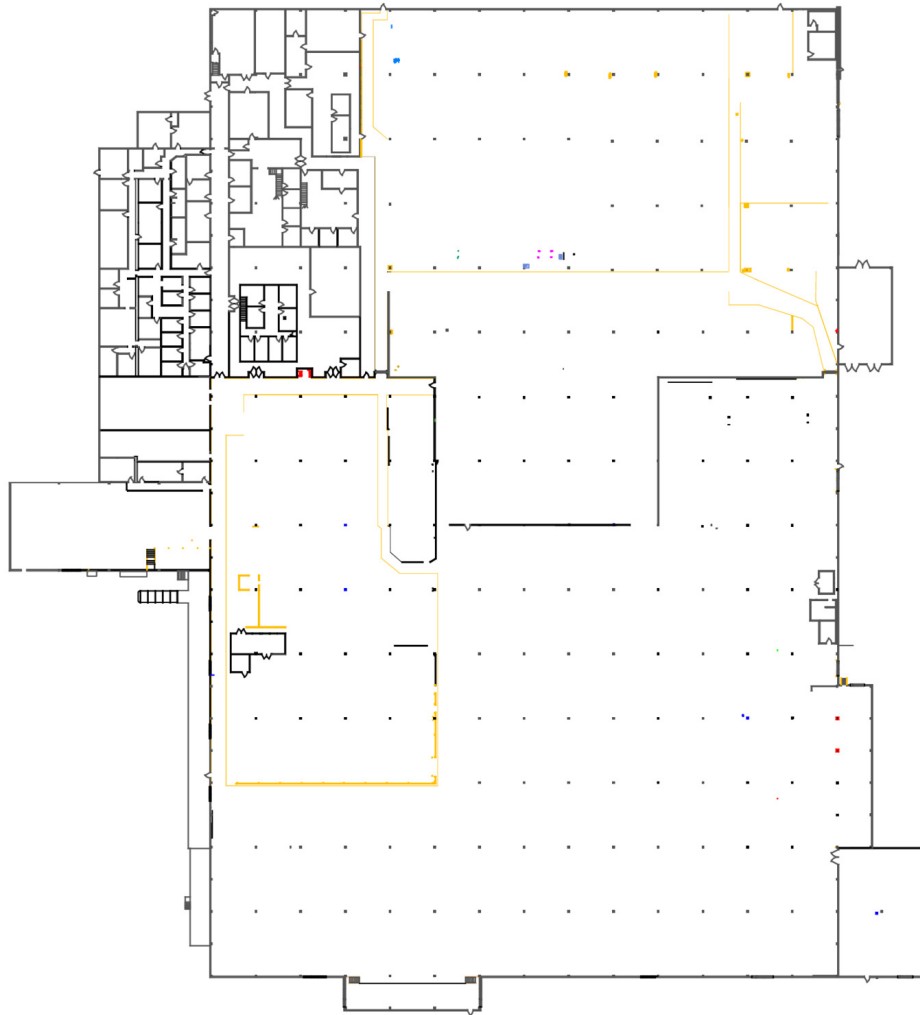
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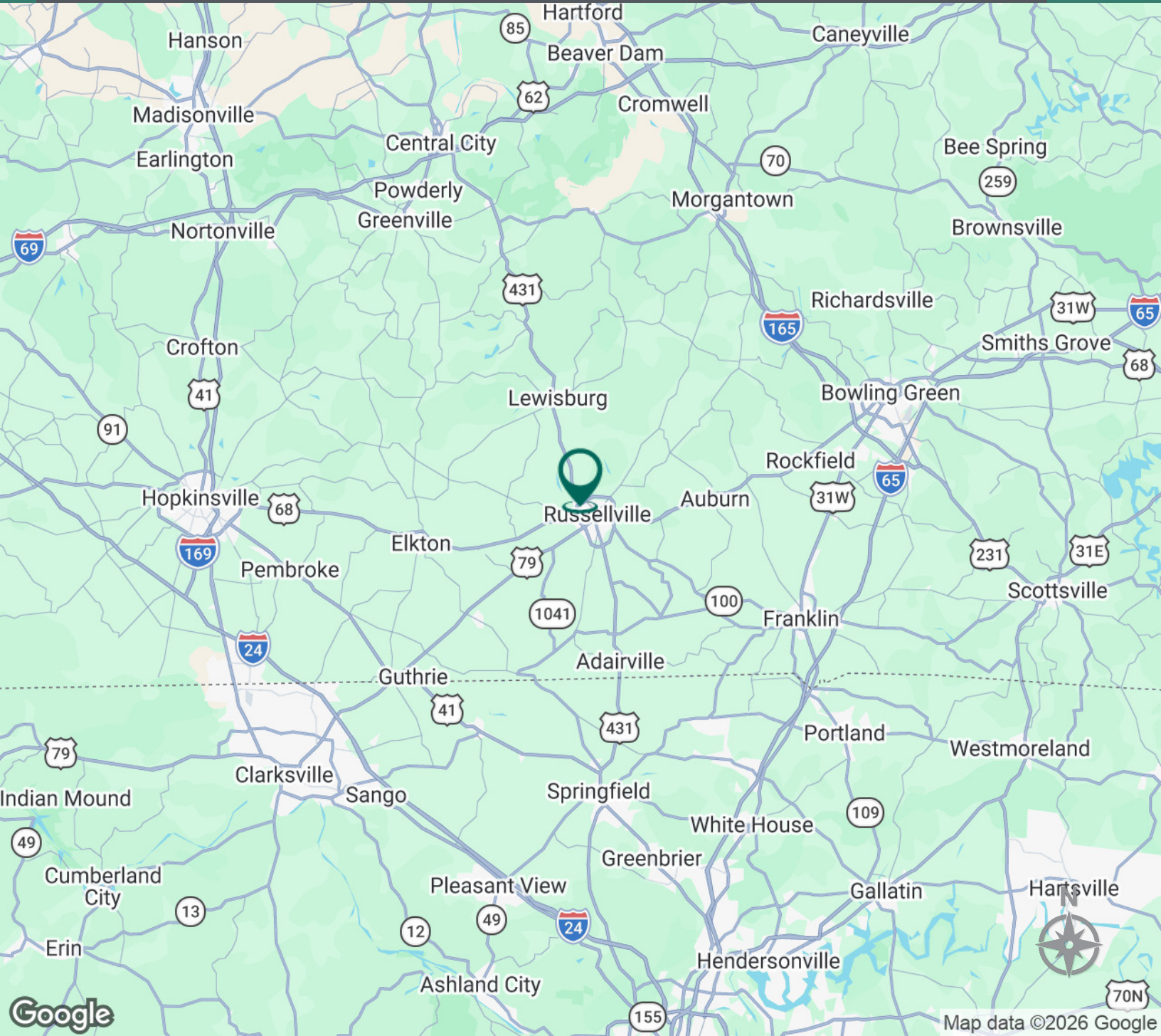
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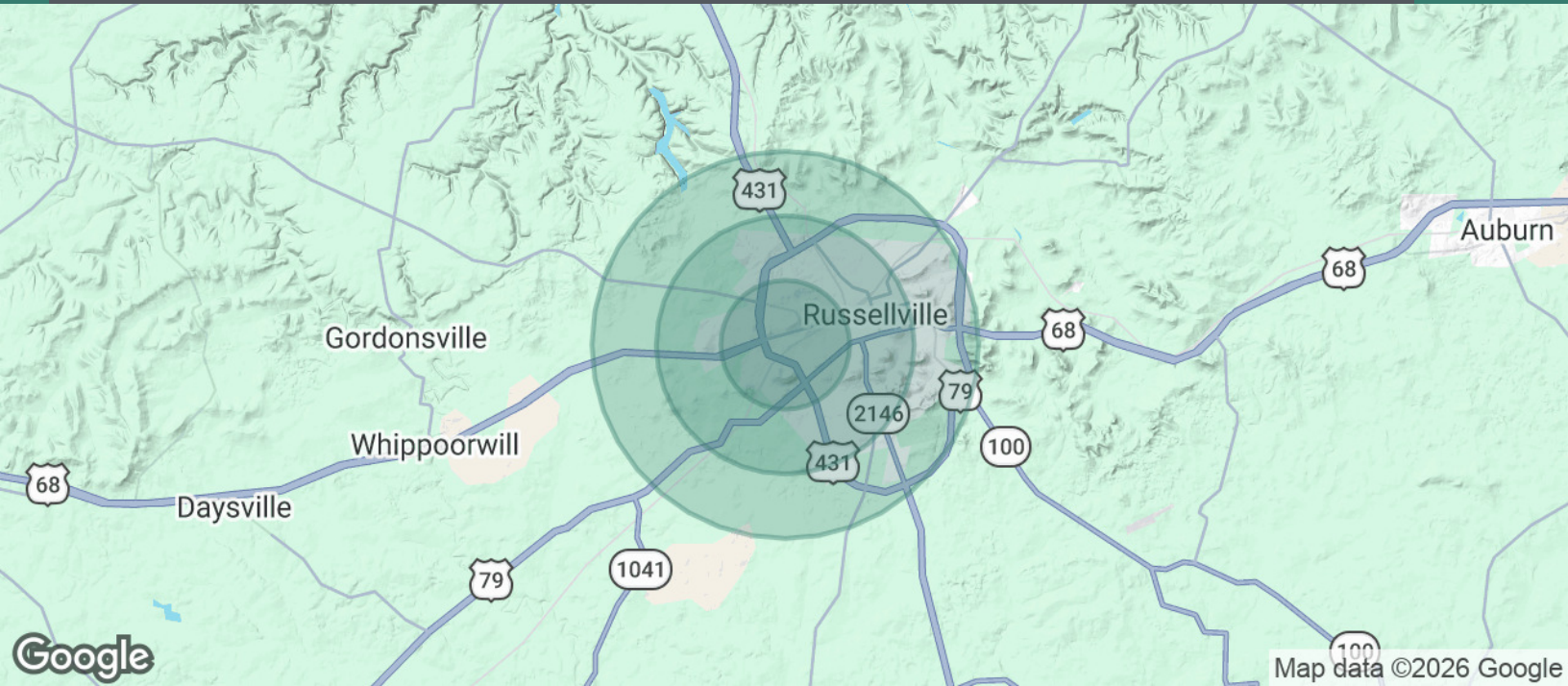
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,060	2,664	4,103
Average Age	40.2	41.3	40.7
Average Age (Male)	39.8	40.1	38.8
Average Age (Female)	41.3	43.7	43.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	467	1,369	2,077
# of Persons per HH	2.3	1.9	2.0
Average HH Income	\$52,243	\$49,080	\$47,987
Average House Value	\$86,317	\$95,747	\$104,061

2020 American Community Survey (ACS)

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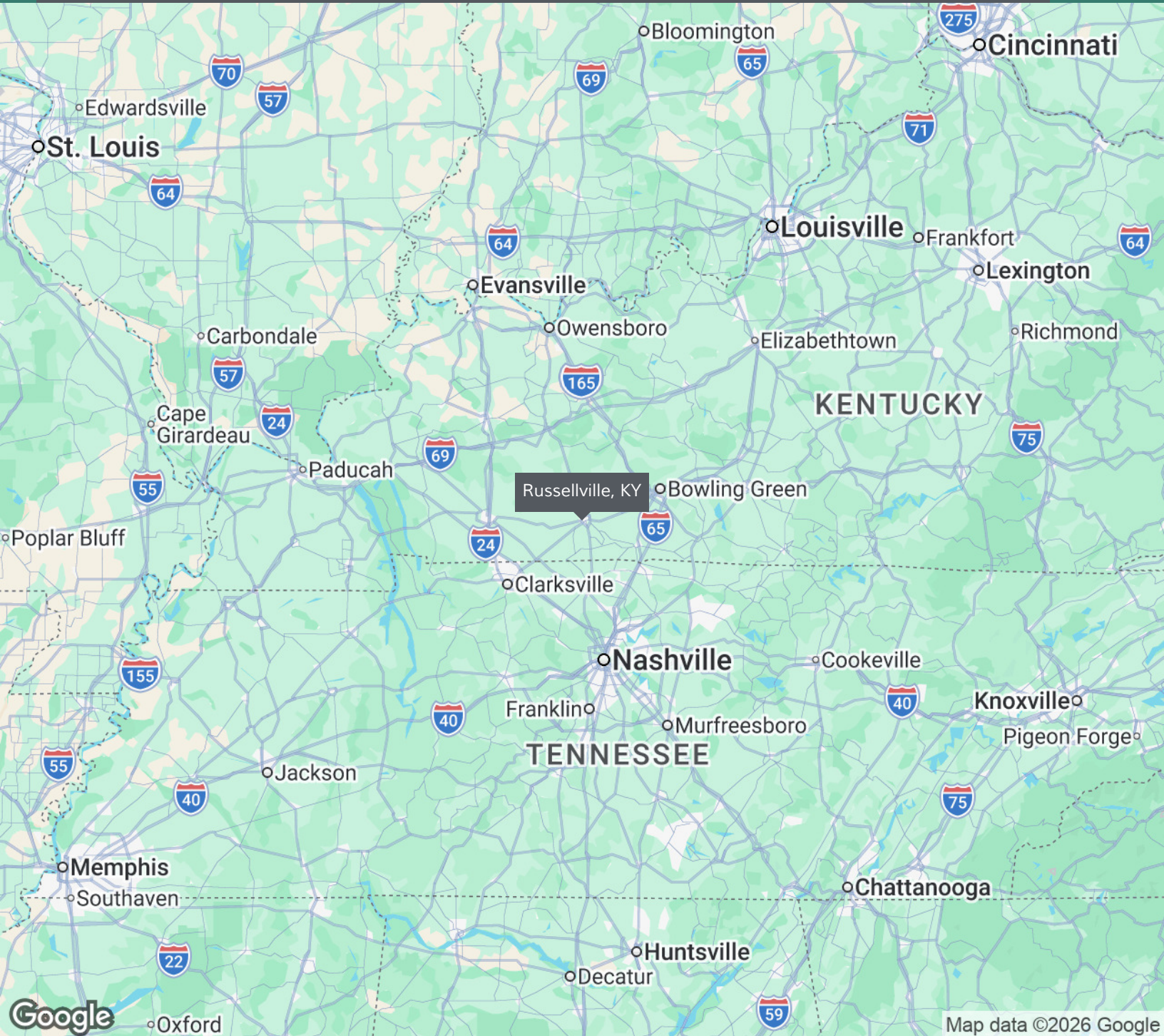
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