

## INDUSTRIAL PROPERTY FOR SALE & LEASE

# 128 STATE STREET

128 State Street, Bowling Green, KY 42101



### PROPERTY DESCRIPTION

128 State presents an outstanding opportunity for Industrial/Flex Space Tenants or Buyers. These two buildings, comprising a 1,200 SF office building and a 2,000 SF warehouse, offer modern functionality in a prime location. Renovated in 2018, they boast updated features and are zoned LI, providing ample flexibility for a variety of industrial uses. Situated in the sought-after Downtown - Bypass area, this property benefits from its strategic position near major transportation routes. Built in 2002, the buildings offer contemporary structures designed to meet the needs of today's industrial and flex space tenants, making it an ideal prospect for investors seeking sound commercial properties in a high-demand location.

### OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,200 SF
Lot Size:	11,768 SF
Building Size:	3,200 SF

### Eric St. John, CCIM

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

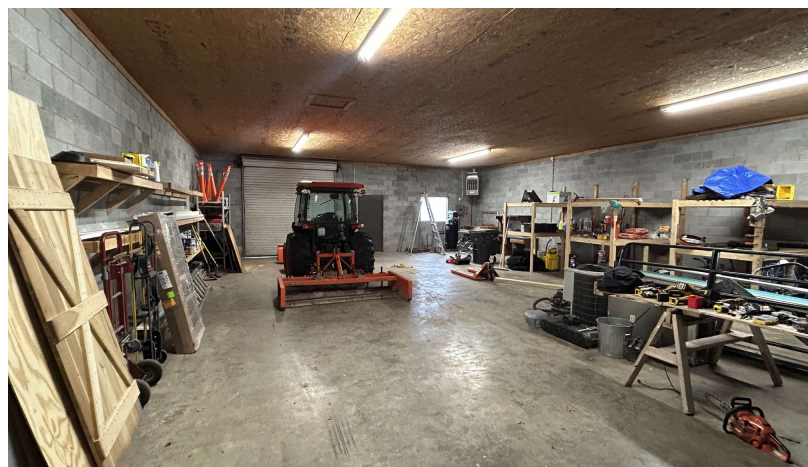
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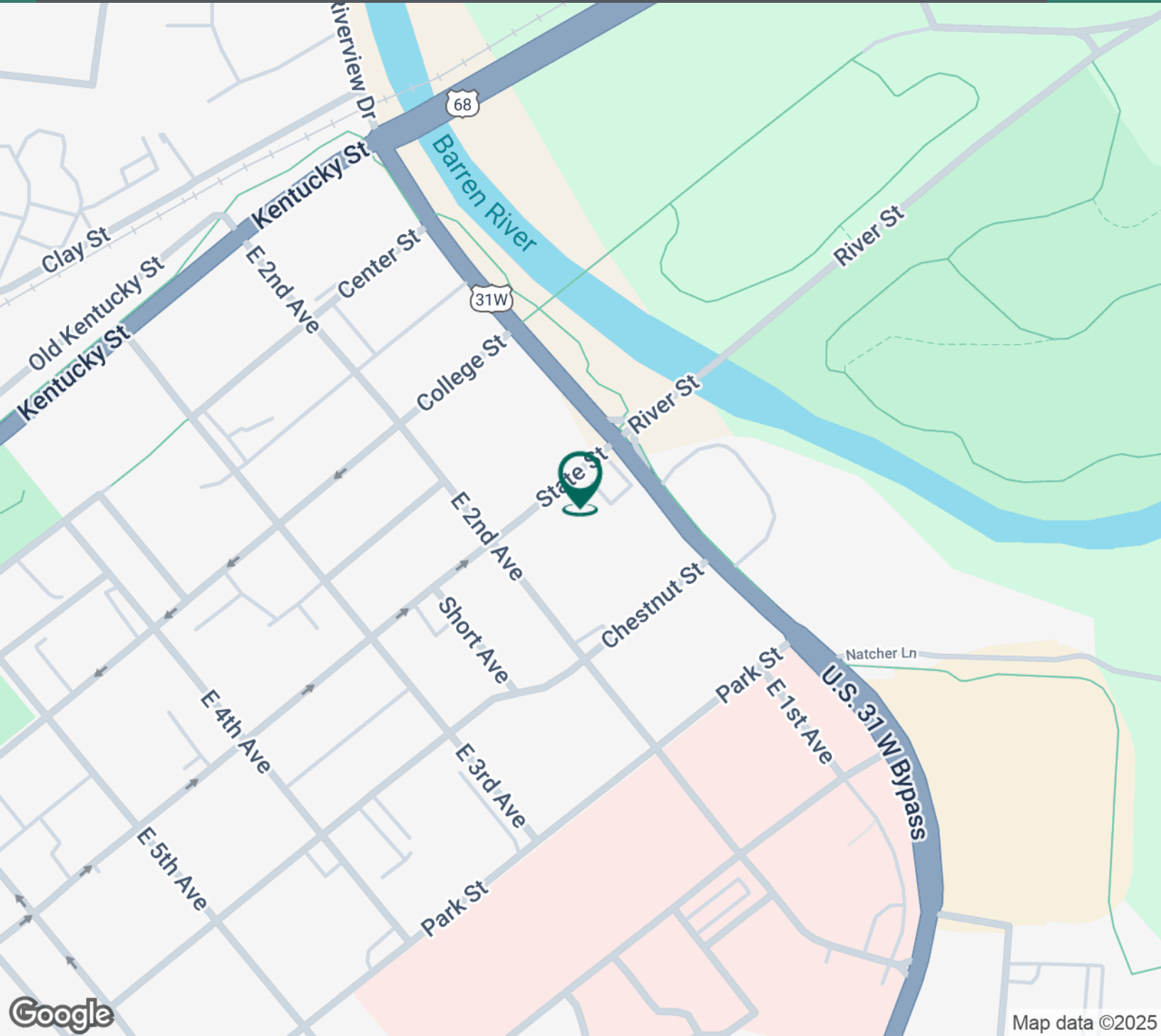
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