

# FOR SALE OR LEASE

850 Industrial Rd  
Madisonville, KY 42431

138,584 +/- sf warehouse on 9.46 +/- acres

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**138,584 +/- sf warehouse for sale or lease  
in Madisonville, KY. 9.46 +/- acres with an  
additional 12.91 +/- acres available if needed.**

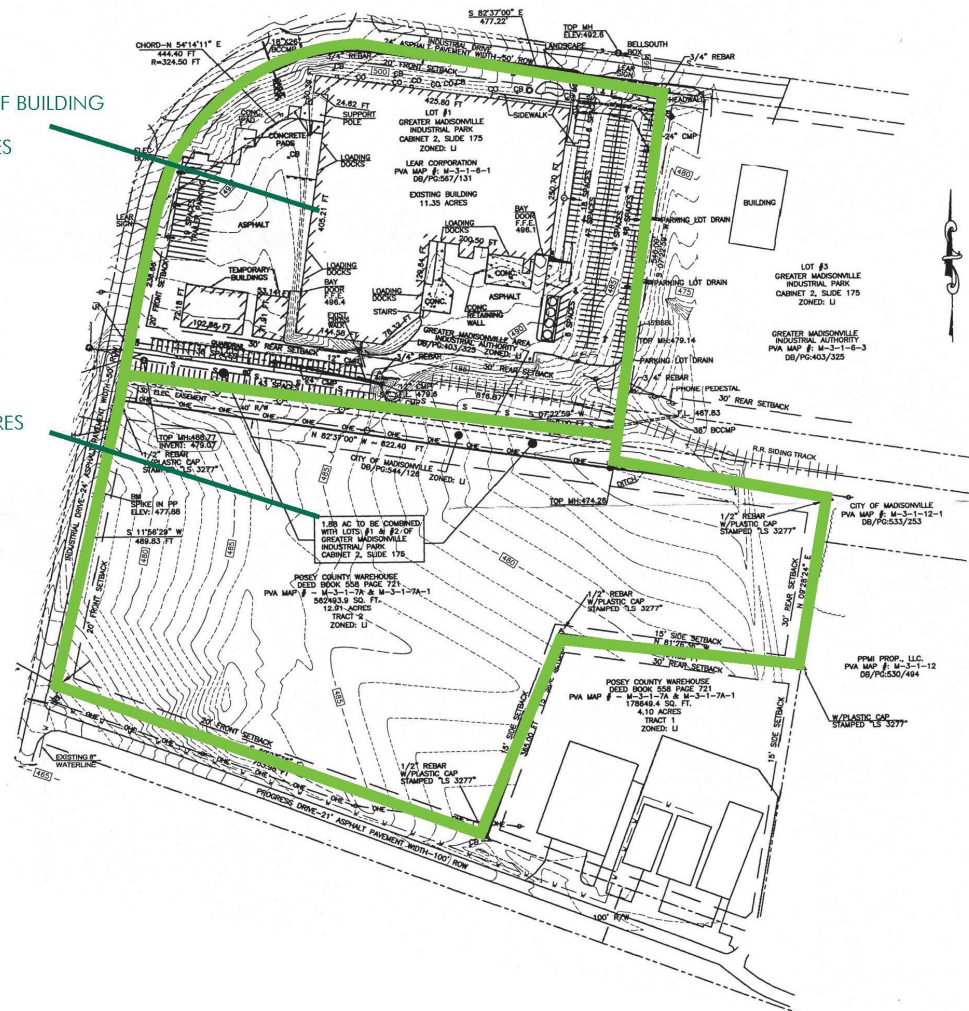
**Sales Price: \$10,000,000**

- Approx 24' clear height, up to 45' in some areas
- LED lights throughout
- Heated Warehouse
- Heavy Power
- Rail Potential
- 16'x14' Drive in doors (x2)
- 16'x12' Drive in door with ramp
- 12'x10' Dock high doors (x18)
- Office space consisting of reception area, 12 offices, IT room, conference room and large break room

138,584± SF BUILDING

9.46± ACRES

12.91± ACRES

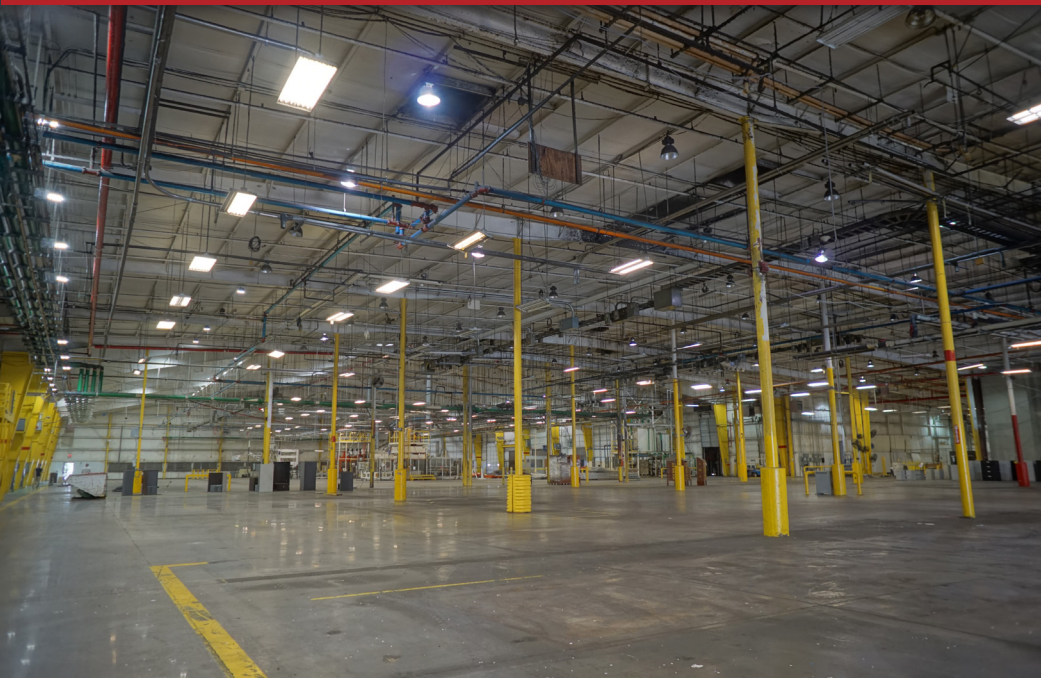




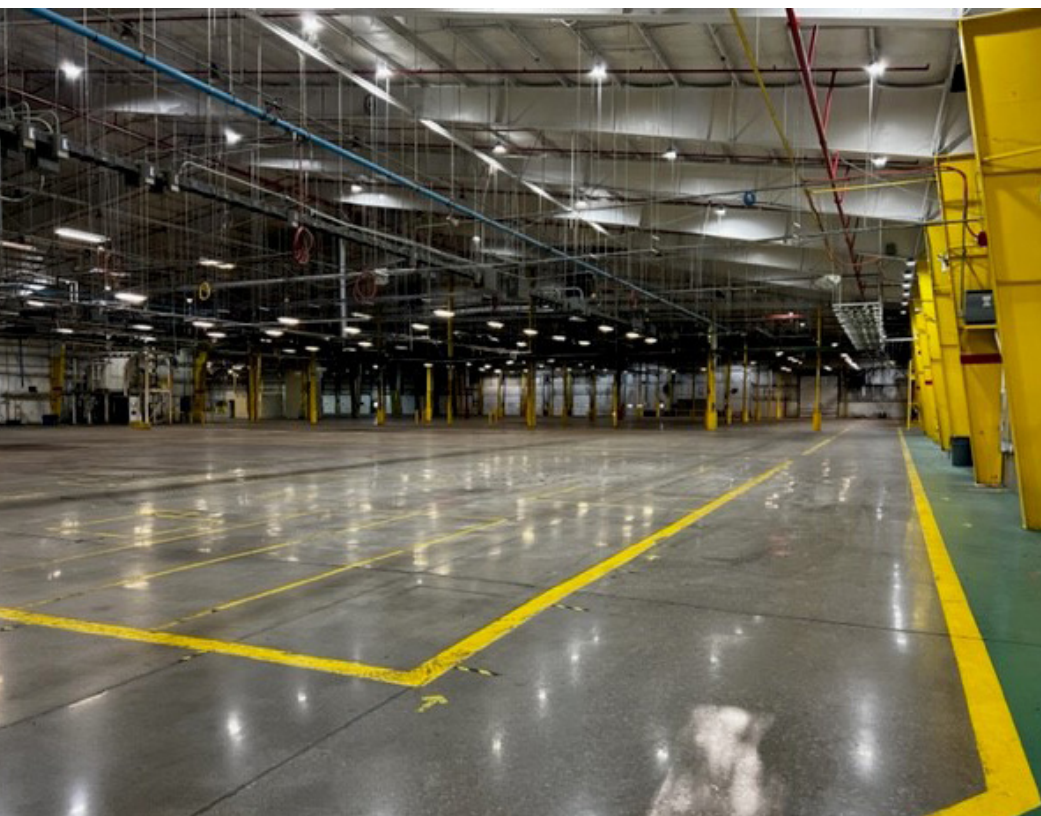


12 +/- additional acres available

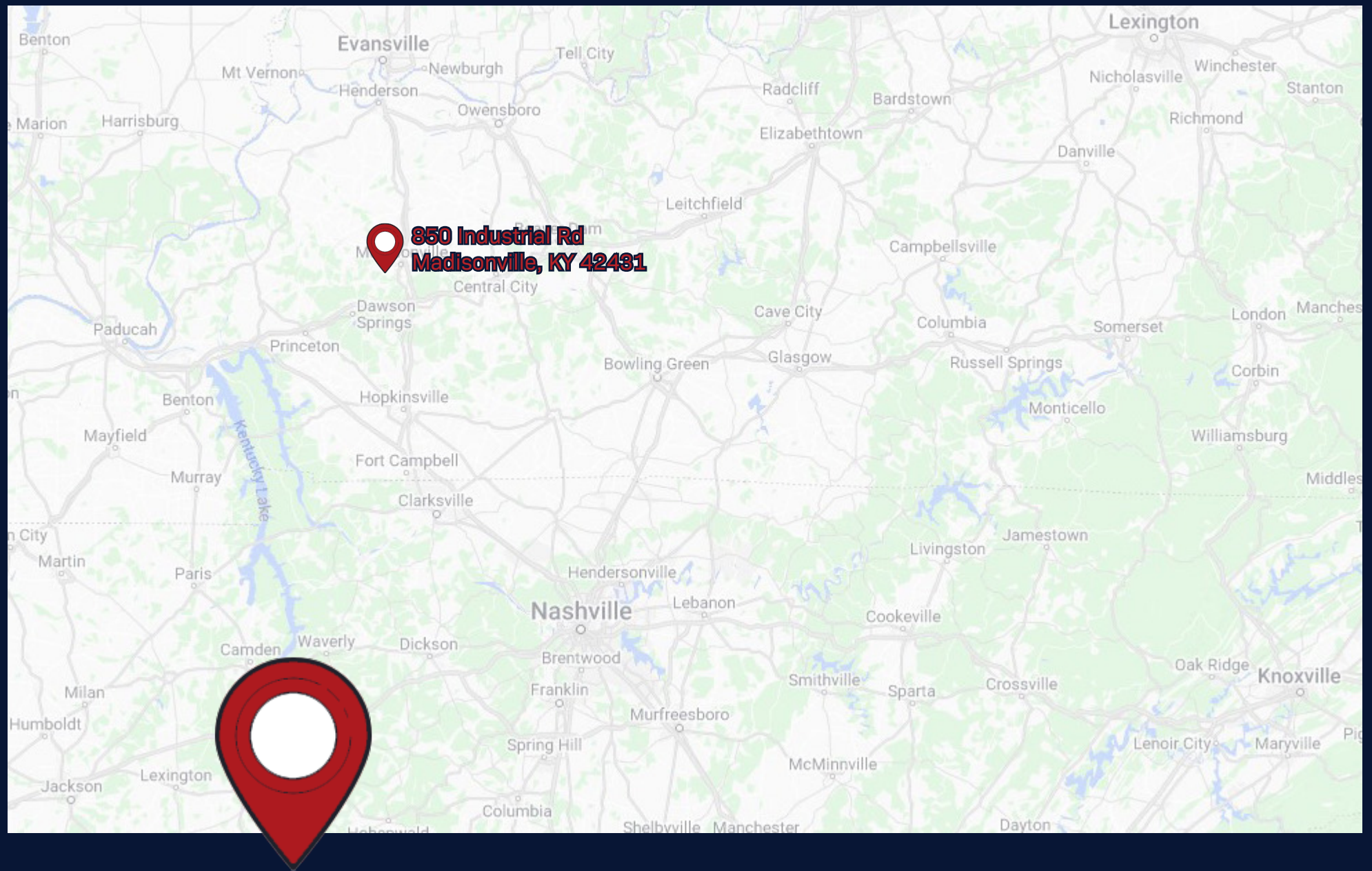
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**Madisonville, KY 42431**

### **Location Highlights**

Pennyrile Pkwy/69: 5 Miles  
Nashville, TN: 112 Miles  
Louisville, KY: 158 Miles