

FOR LEASE

850 Industrial Rd
Madisonville, KY 42431

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

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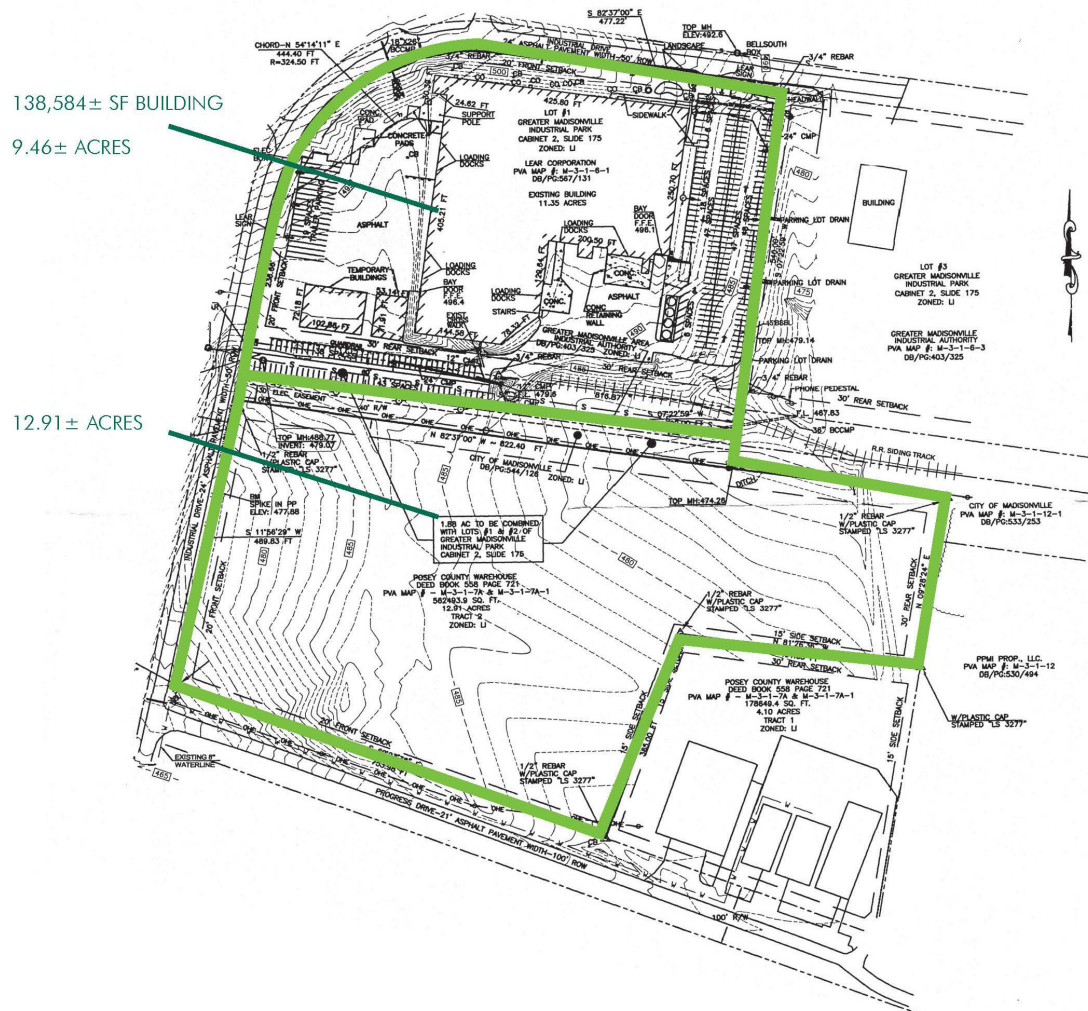
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138,584 +/- sf warehouse available for lease in
Madisonville, KY. 9.46 +/- acres with an additional
12.91 +/- acres available if needed.

- 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

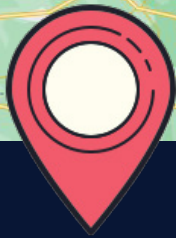
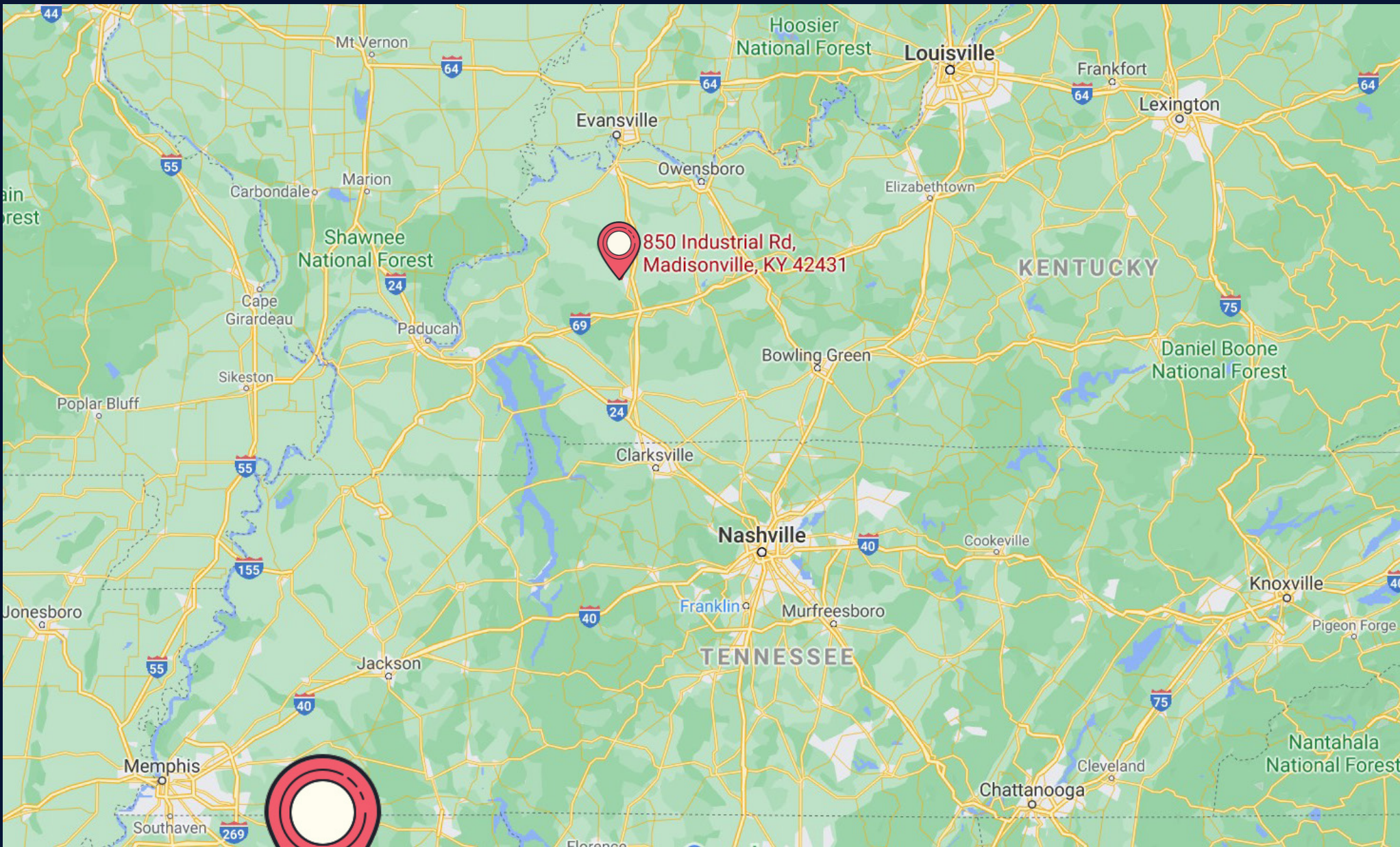


12 +/- additional acres available



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Location Highlights

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