

# FOR SALE OR LEASE

850 Industrial Rd  
Madisonville, KY 42431

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

## TREVOR HAWKINS

Real Estate Agent, License #262655  
National Land Realty

C 270.779.6062

tthawkins@nationalland.com

## STEVEN FOX

Affiliate Broker  
Southeastern Commercial Properties

C 615.715.4825  
O 615.824.7072

sfox@southeasterncommercial.net

## JP POWELL

Principal Broker, SIOR  
Southeastern Commercial Properties

C 615.533.5682  
O 615.824.7072

jpowell@southeasterncommercial.net



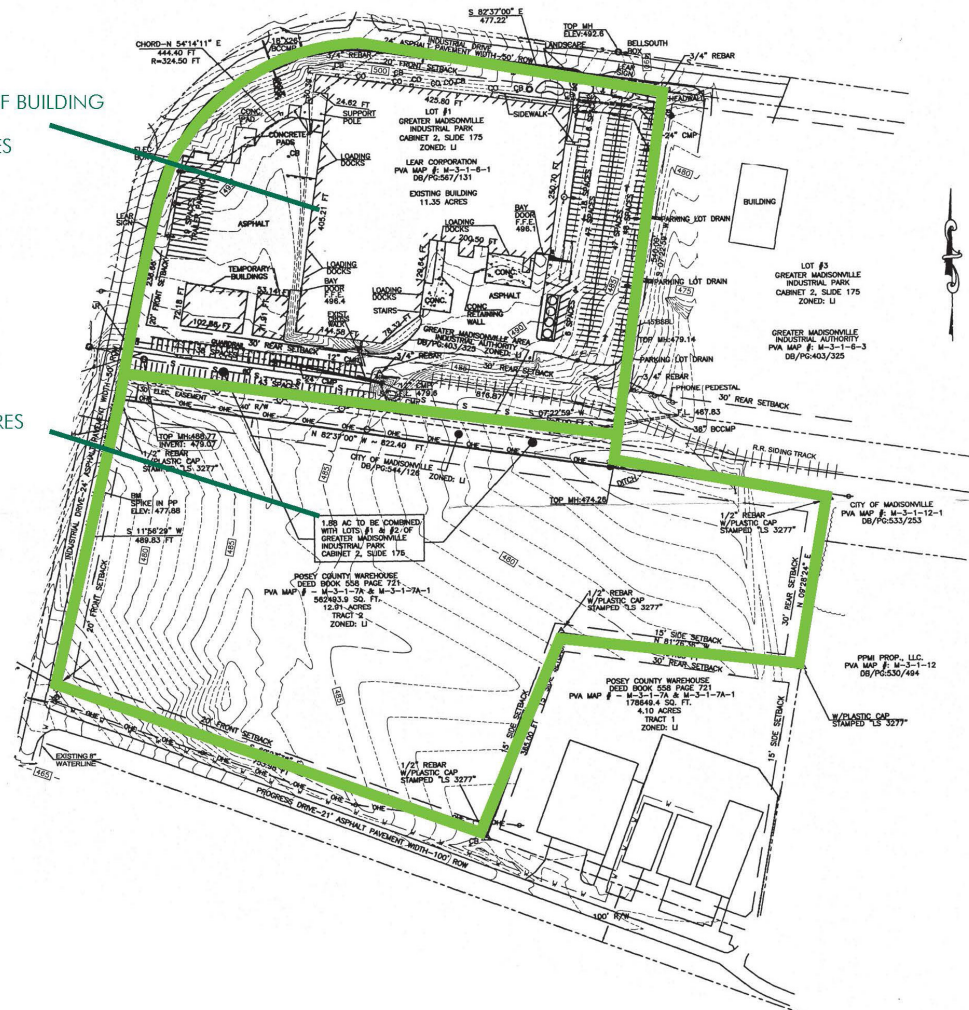
**138,584 +/- sf warehouse for sale or lease in  
Madisonville, KY. 9.46 +/- acres with an additional  
12.91 +/- acres available if needed.**

- 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

138,584± SF BUILDING

9.46± ACRES

12.91± ACRES

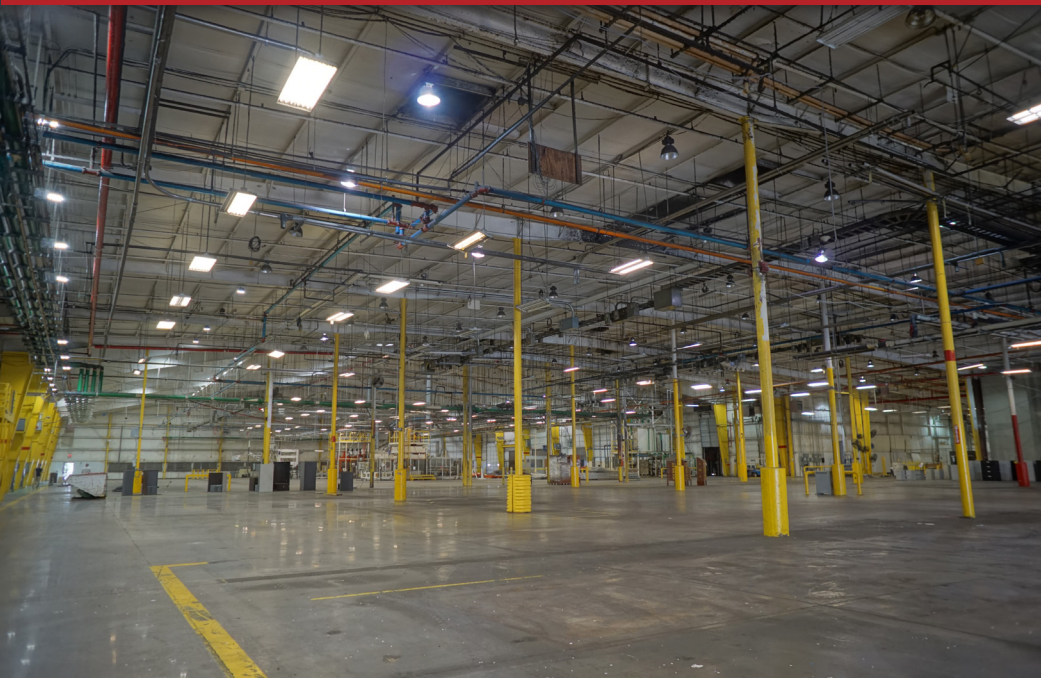




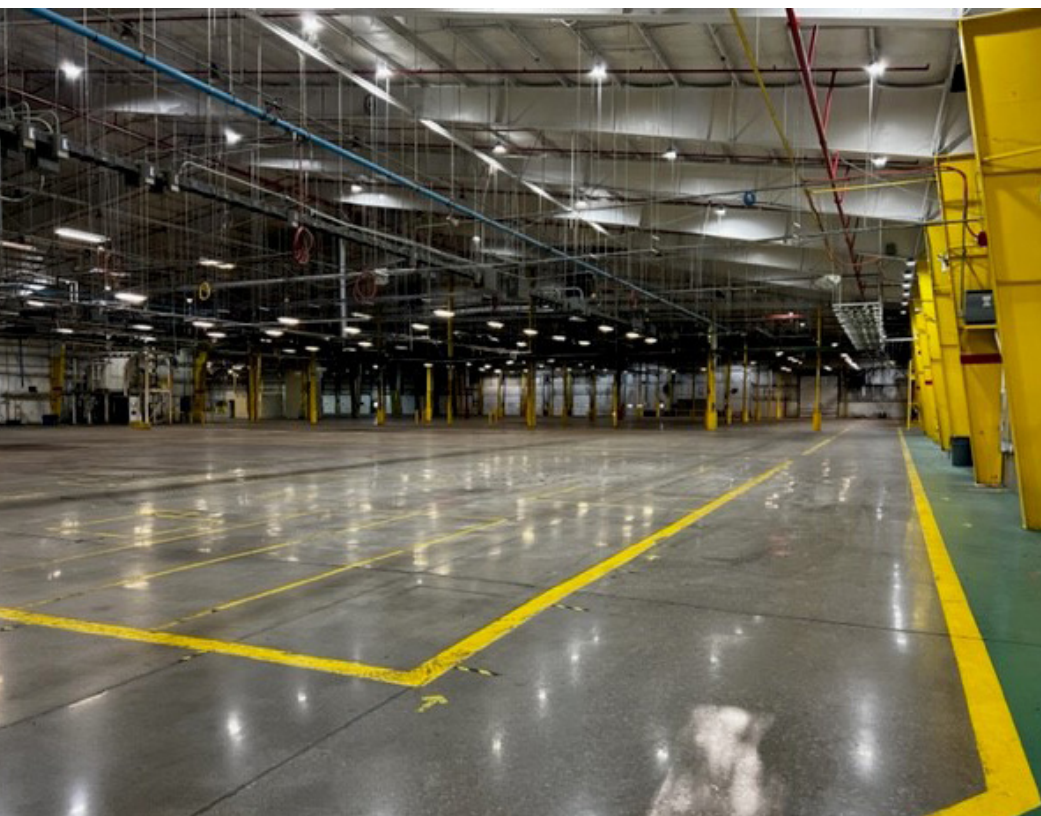


12 +/- additional acres available

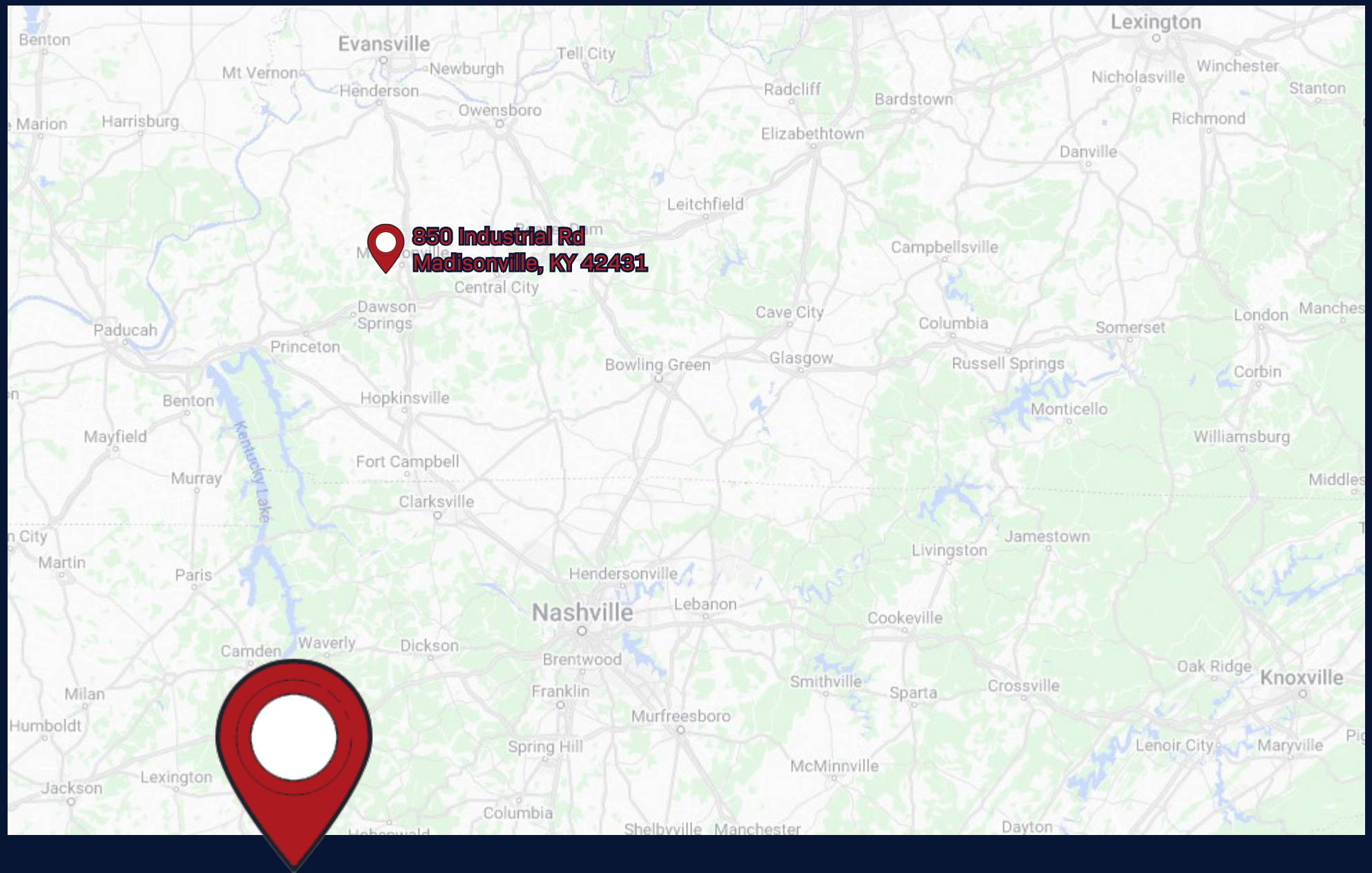
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**Madisonville, KY 42431**

### **Location Highlights**

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