

FOR LEASE

FLEX/INDUSTRIAL SPACE



6013 ATWOOD DR.
RICHMOND, KY 40475



PETER BARR, CCIM, SIOR
859.351.7924
peter@balrealestate.com



WOODS ROUSE
859.967.7299
woods@balrealestate.com



01: EXECUTIVE SUMMARY

6013 ATWOOD DR.



PROPERTY DESCRIPTION

6013 Atwood Dr is a 20,752 SF flex/industrial facility situated on a 1.70-acre lot, zoned B-3. Originally constructed in 2008, this building is home to high-quality tenants like Fastenal and Consolidated Electrical Distributors. The building has six drive-in doors, fluorescent lighting, a 16.5' clear height, 3-phase electric, approximately 52 parking spaces, and building signage available to tenants.

Suite 300: A versatile, fully temperature-controlled space featuring 1,246 SF of office and 700 SF of warehouse. The office area includes two private offices, a reception area, an open office/work area, and a convenient restroom. The warehouse is equipped with a 12' x 14' drive-in door for easy access.

6013 Atwood Drive is strategically positioned in the heart of Richmond's Bypass corridor. Offering excellent visibility and access, the property is located near Highway 52 and is just 3 miles from Interstate 75.



**1,946 SF
AVAILABLE**



**\$11.50 PSF+
NNN**



**ZONED
B-3**

peter@balrealestate.com
woods@balrealestate.com

859.351.7924
859.967.7299

 **BLOCK+LOT**

02: PROPERTY OVERVIEW

6013 ATWOOD DR.

PROPERTY HIGHLIGHTS

SIGNAGE

Building signage is available to Tenants.

HVAC

Fully temperature controlled space.

PREMISES

High-demand flex units with a mix of office and warehouse SF.

ACCESSIBILITY

Easy access to Highway 52 and Interstate 75.

INDUSTRIAL FEATURES

16.5' clear height, 3-phase electric, and a 12' x 14' drive-in door.



02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS 6013 ATWOOD DR.

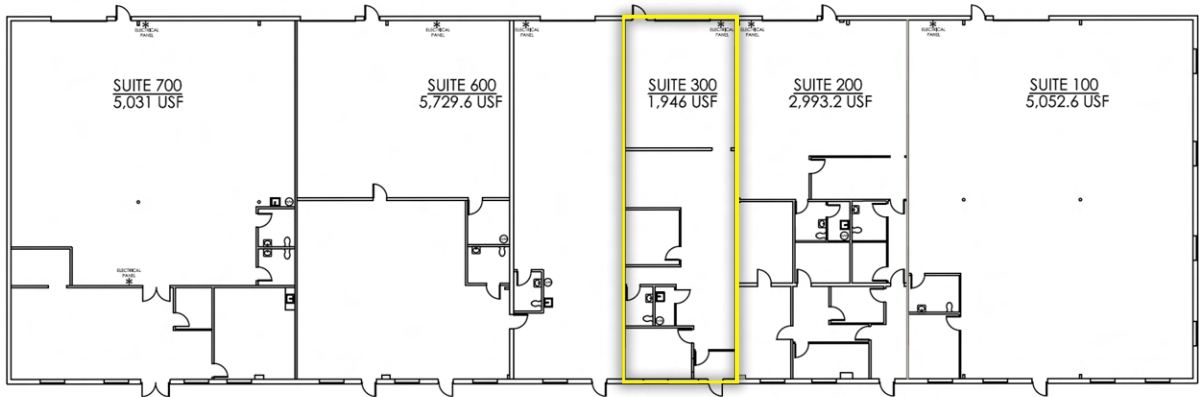


| | |
|------------------------------|--|
| Address | 6013 Atwood Drive, Richmond, KY 40475 |
| Total Square Feet | 20,752 SF |
| Available Square Feet | 1,946 SF |
| Office Square Feet | 1,246 SF |
| Site Size | 1.70 AC |
| Lease Rate | \$11.50 PSF |
| Lease Type | NNN |
| Lighting | Fluorescent |
| Clear Height | 16.5' |
| Power | 3 Phase |
| Drive-in Doors | One, 12' x 14' |
| Zoning | B-3 |
| Car Parking | Approx. 52 spaces |
| HVAC - Warehouse | Fully temperature controlled |
| Signage | Building |

02: PROPERTY OVERVIEW

6013 ATWOOD DR.

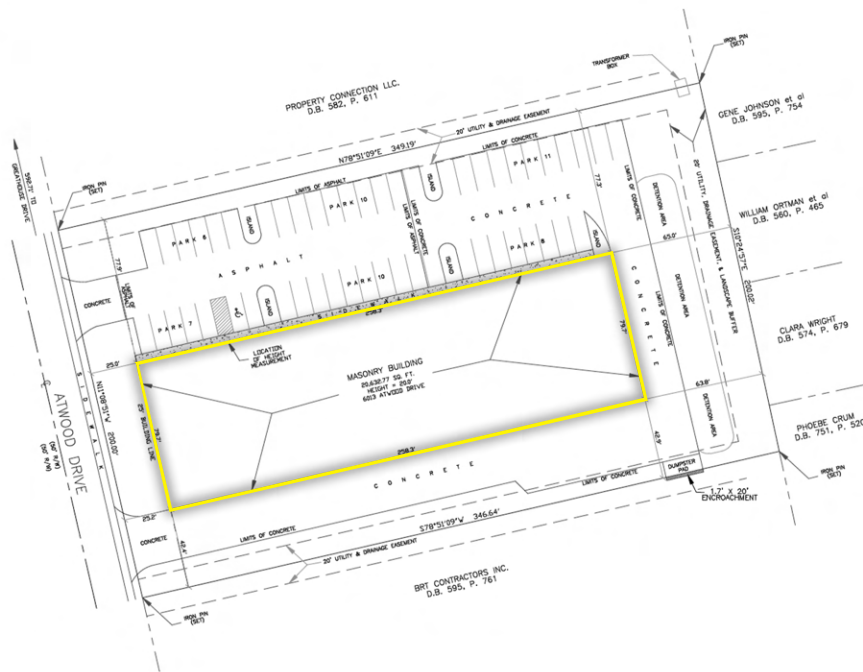
FLOOR PLAN



02: PROPERTY OVERVIEW

6013 ATWOOD DR.

SURVEY



03: LOCATION INSIGHTS

6013 ATWOOD DR.



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 8,178
3 MILE: 31,053
5 MILE: 48,182



AVERAGE HOUSEHOLD INCOME

1 MILE: \$77,243
3 MILE: \$80,289
5 MILE: \$85,641



NUMBER OF HOUSEHOLDS

1 MILE: 3,803
3 MILE: 13,159
5 MILE: 20,260



03: LOCATION INSIGHTS

AERIAL
6013 ATWOOD DR.

