

# FOR SALE

INDUSTRIAL INVESTMENT PORTFOLIO



**360 & 402 S. BIG RUN RD.**

ASHLAND, KY 41102



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# 01: EXECUTIVE SUMMARY

360 & 402 S. BIG RUN ROAD



## PROPERTY DESCRIPTION

Block + Lot is pleased to present 402 and 360 South Big Run Road, a premier industrial investment opportunity in the heart of Ashland, KY. This property comprises two fully occupied, industrial buildings totaling  $\pm 25,000$  SF on  $\pm 9.1$  acres, zoned Commercial.

360 South Big Run Road features a 10,000 SF building with an 80% warehouse and 20% office ratio. The office includes three private offices, two bathrooms with showers, a kitchen, and a washer/dryer room, with radiant heating throughout. The warehouse offers one  $\pm 16$  ft drive-in door, clear height of  $\pm 20$  ft, and motion-sensor LED lighting. Currently occupied by the owner seeking a 1-2 year leaseback.

402 South Big Run Road consists of a 15,000 SF building leased to a long-term occupant Maviro, with around 5 years left in term with a 5 year renewal option. It includes a small office area with a kitchen, conference room, and reception, complemented by a warehouse with six  $\pm 16$  ft drive-in doors, a clear height  $\pm 25$  ft, 3 Phase Electric, and accommodated with gas heaters.

This property offers a prime opportunity for investors seeking a stable, cash-flowing asset in a strategic location.

(Please contact agents for financial information.)



$\pm 25,000$  SF  
TOTAL



\$1,999,900



ZONED  
COMMERCIAL

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# O2: PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

### STABILIZED INVESTMENT

Fully Occupied.

### LOCATION

1 mile from I-64 interchange.

### EXPANSION CAPABILITY

9.1-acre site allows an opportunity of expansion and/or additional outside storage.

### INDUSTRIAL FEATURES

16' drive-in doors on both buildings, 20'-25' clear height, 3-phases electric, LED lighting, and more.

### FINANCIALS

Please contact agents for financial information.

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## 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS

360 & 402 S. BIG RUN ROAD



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## 03: LOCATION INSIGHTS



360 & 402 S. BIG RUN ROAD

### AREA DEMOGRAPHICS

#### TOTAL POPULATION

1 MILE: 219  
3 MILE: 4,783  
5 MILE: 12,996



#### AVERAGE HOUSEHOLD INCOME

1 MILE: \$95,414  
3 MILE: \$87,369  
5 MILE: \$90,534



#### NUMBER OF HOUSEHOLDS

1 MILE: 81  
3 MILE: 1,879  
5 MILE: 4,555



# 03: LOCATION INSIGHTS

## AERIAL

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