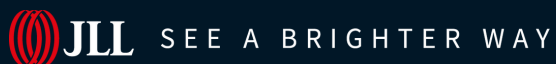




For lease

2417 South KY 53, LaGrange, Kentucky 40031
42,538 SF warehouse available

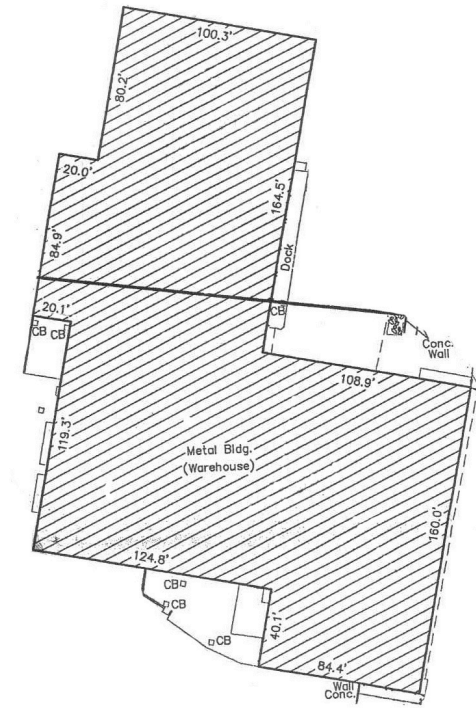


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Property specifications and demographics

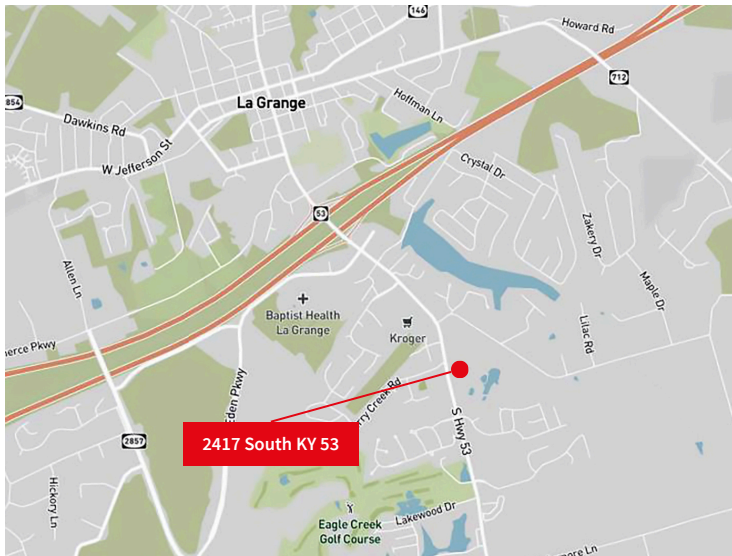
Specifications

- 35,522 SF warehouse
- 7,016 SF office
- Three restrooms
- 200 amps; 240 volt, 3 phase electric
- 3/4" water line; 12" main
- 1/2" medium pressure gas line; 1" main
- 8" sewer main nearby
- Metal construction
- Four exterior docks
- Five interior docks
- One step van dock
- C-1 zoning
- Fluorescent lighting
- 10' clear height
- Dimensions vary
- 100 parking spaces
- Located near Exit 22 on Interstate 71
- One 8' x 10' drive-in door
- One 10' x 10' drive-in door
- Two 12' x 12' drive-in doors
- One 12' x 14' drive-in door



Not to scale

Location



Demographics (based on 2023 statistics)

Total population				Total households			
2-miles	5-miles	10-miles	2-miles	5-miles	10-miles		
9,789	29,102	61,982	3,677	9,104	20,904		
Average household income				Median age			
2-miles	5-miles	10-miles	2-miles	5-miles	10-miles		
\$86,792	\$110,611	\$127,635	37.4	39.8	41.4		
Total daytime employees				Total consumer spending			
2-miles	5-miles	10-miles	2-miles	5-miles	10-miles		
2,356	10,510	18,229	\$82,256,109	\$251,939,560	\$665,573,892		