

FOR LEASE

# 105,000 - 262,750 SF OF INDUSTRIAL WAREHOUSE SPACE

510-520 ASSEMBLY DRIVE ELIZABETHTOWN, KY 42701



PRESENTED BY:

Gabe Measner  
C: 859.630.7106 || [gabe.measner@svn.com](mailto:gabe.measner@svn.com)

John Bunch, SIOR  
C: 859.433.8911 || [john.bunch@svn.com](mailto:john.bunch@svn.com)



# PROPERTY SUMMARY



**LEASE RATE | \$4.95 PSF/Yr**

## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present 510-520 Assembly Drive in Elizabethtown, KY. This property features a total of 262,750 sq. ft. across two well-constructed warehouses, each offering a range of features to meet the needs of various users.

The first building, 510 Assembly Drive (157,750 sq. ft.), includes multiple offices with room for expansion, 32' peak clear heights sloping to 17' eaves, fifteen (15) dock doors with levelers, a 6" reinforced concrete slab, a fully sprinkled dry system, 3-phase power, and five (5) drive-in doors.

The second building, 520 Assembly Drive (105,000 sq. ft.), features 920 sq. ft. of private offices, a breakroom, and restrooms, 21' maximum clear height sloping to 18' eaves, fourteen (14) dock positions, two (2) grade-level drive-in doors, a 6" reinforced concrete slab, a fully sprinkled dry system, and 3-phase power. Additionally, 52,500 sq. ft. of this building is designed to accommodate full climate control.

Due to the positioning of the docks, each building can be easily subdivided into smaller units to accommodate businesses of various sizes (available sizes upon request). Also, there are currently logistical services in place that can accommodate a new user's warehousing needs.

Conveniently located less than 2 miles from the I-65 / Western Kentucky ParkDRIVE interchange, this property provides users with easy access to Central and Western Kentucky, as well as Tennessee. This is an excellent opportunity to secure space in Central Kentucky's increasingly competitive industrial market.

For further inquiries or to schedule a private tour, please contact Gabe Measner at (859) 630-7106 or gabe.measner@svn.com, or John Bunch at (859) 433-8911 or john.bunch@svn.com.



### 510 ASSEMBLY

### 520 ASSEMBLY

	510 ASSEMBLY	520 ASSEMBLY
<b>CEILING HEIGHT:</b>	32' peak clear 17' eaves	21' peak clear 18' eaves
<b>DOCKS:</b>	Fifteen (15) dock positions	Fourteen (14) dock positions
<b>DOORS:</b>	Five (5) Drive-in doors	Two (2) Drive through doors
<b>POWER:</b>	3 phase Power	3 Phase Power
<b>SPRINKLER:</b>	Fully Sprinkled (Dry)	Fully Sprinkled (Dry)
<b>PRIVATE OFFICES:</b>	Yes	Yes
<b>CLIMATE CONTROL:</b>	No	Can be added

## LOCATION MAP

Elizabethtown, Kentucky, is a prime location for industrial use, offering a strategic advantage for businesses seeking growth and efficiency. Situated at the crossroads of major transportation routes, including Interstate 65 and the Bluegrass ParkDRIVE, Elizabethtown provides seamless connectivity to regional and national markets. The city boasts a robust infrastructure, including access to reliable utilities and advanced logistics networks, making it ideal for manufacturing and distribution operations.

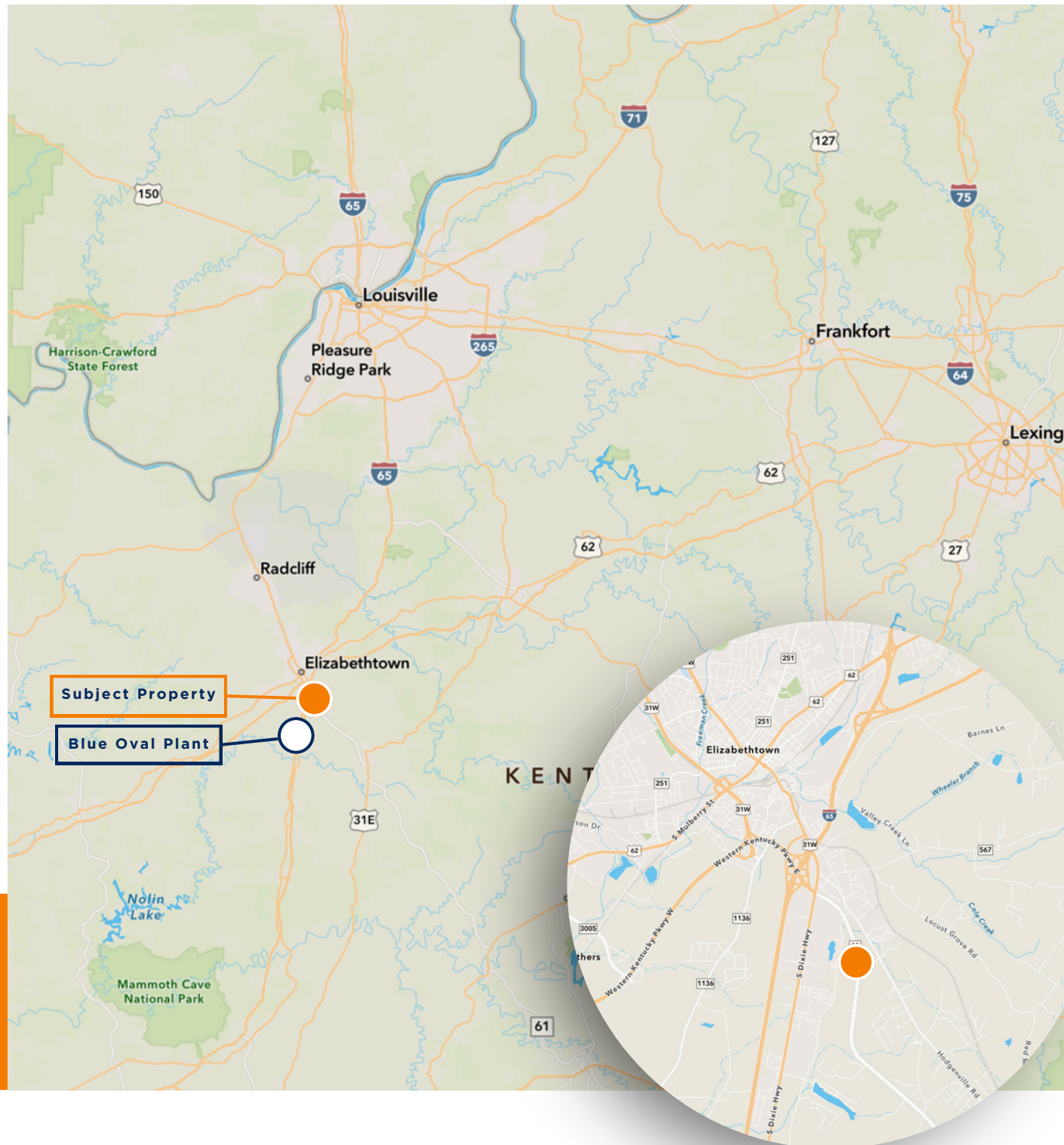
Conveniently located less than 2 miles from the I-65 / Western Kentucky ParkDRIVE interchange, this property provides users with easy access to Central and Western Kentucky, as well as Tennessee. Additionally, this property sits less than 7 miles from the BlueOval SK Battery plant. The BlueOval plant represents a major economic investment in the state of KY with its main focus of producing lithium-ion batteries which are crucial for Ford and Lincoln electric vehicles. The BlueOval plant in KY, with its focus on producing lithium-ion batteries for Ford and Lincoln electric vehicles, represents a significant economic investment in the state. This is an excellent opportunity to secure space in Central Kentucky's increasingly competitive industrial market.

### Distance to Major Cities:

**Lexington:** Less than 80 miles

**Cincinnati:** Less than 179 miles

**Louisville:** Less than 45 miles





## Gabe Measner

**Advisor SVN | Stone Commercial Real Estate**

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at [Gabe.Measner@svn.com](mailto:Gabe.Measner@svn.com).

Cell: 859.630.7106  
[gabe.measner@svn.com](mailto:gabe.measner@svn.com)  
270 S. Limestone  
Lexington, KY 40508



## John Bunch, SIOR

**Senior Advisor SVN | Stone Commercial Real Estate**

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate. John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

Cell: 859.433.8911  
[john.bunch@svn.com](mailto:john.bunch@svn.com)  
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Lexington, KY 40508

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