



**FOR SALE**

# 630 Industry Road

**630 Industry Road  
Somerset, KY 42501**

## Available Space

±251,343 SF in 4 buildings

## Office Space

±4,538 SF

## Land

±71 AC

## Sale Price

\$4,500,000

## Property Highlights

- Fully equipped plywood production with a finish line – will sell with all equipment or empty
- 20'-24' Clear height
- Wet sprinkler
- 7 Docks and 8 drive-ins
- Heavy Power
- Plant fully fenced
- 0.3 Miles to Southeastern Bypass (SR 914)

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# NEWMARK

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**BUILDING SPECIFICATIONS**

|                              |  |
|------------------------------|--|
| <b>Location</b>              | City of Somerset<br>Pulaski County   |
| <b>Available Space</b>       | ±251,343 SF  |
| Main Plant:                  | ±177,048 SF  |
| Veneer Mill:                 | ±50,144 SF   |
| Veneer Warehouse:            | ±15,019 SF   |
| Lumber Shed:                 | ±8,363 SF (No heat or sprinkler)   |
| R&D Building                 | ±769 SF  |
| Guard Shack                  |  |
| <b>Main Office Size</b>      | ±4,538 SF  |
| <b>Shop Size</b>             | ±246,805 SF  |
| <b>Divisible</b>             | No   |
| <b>Total Building Size</b>   | ±251,343 SF  |
| <b>Land</b>                  | ±71 AC   |
| <b>Zoning</b>                | General Industrial (I-2)   |
| <b>Access to Expressways</b> | Immediate access to KY SR 914<br>32 miles to I-75N via KY SR 461<br>34 miles to I-75S via KY SR 80 |
| <b>Year Built</b>            | 1990   |
| <b>Construction</b>          | Metal & aggregate  |
| <b>Column Spacing</b>        |  |
| Main Plant:                  | 40'x40'  |
| Veneer Mill:                 | 40'x40'  |
| Veneer Warehouse:            | Clear Span   |
| <b>Floor Thickness</b>       | 8" Concrete - reinforced   |
| <b>Roof Type</b>             |  |
| Main Plant:                  | TPO (2016)   |
| Veneer Mill:                 | TPO (2016)   |
| Veneer Warehouse:            | Standing seam metal (2024)   |
| Lumber Shed:                 | Standing seam metal  |

**Clear Height**

|                   |           |
|-------------------|-----------|
| Main Plant:       | 20' Clear |
| Veneer Mill:      | 20' Clear |
| Veneer Warehouse: | 24' Clear |

**Loading Facilities**

|                   |   |
|-------------------|---|
| Main Plant:       | 5 docks w/levelers, weather shelters, & dock locks. 4 drive in doors.   |
| Veneer Mill:      | 1 dock to compressor room.<br>2 drive in doors.                         |
| Veneer Warehouse: | 2 docks with levelers, weather shelters & dock locks. 2 drive in doors. |
| Lumber Shed:      | 1 drive in door.  |

**Parking**

±260 spaces (200 paved plus 60 gravel)

**Restrooms**

|                   |  |
|-------------------|--|
| Main Plant:       | Office: 1 set<br>Plant: 6 sets. Multiple locker rooms. Remodeled 2020. |
| Veneer Mill:      | 1 set  |
| Veneer Warehouse: | None   |

**Sprinkler**

Wet; Firefly suppression system for dust collection system.

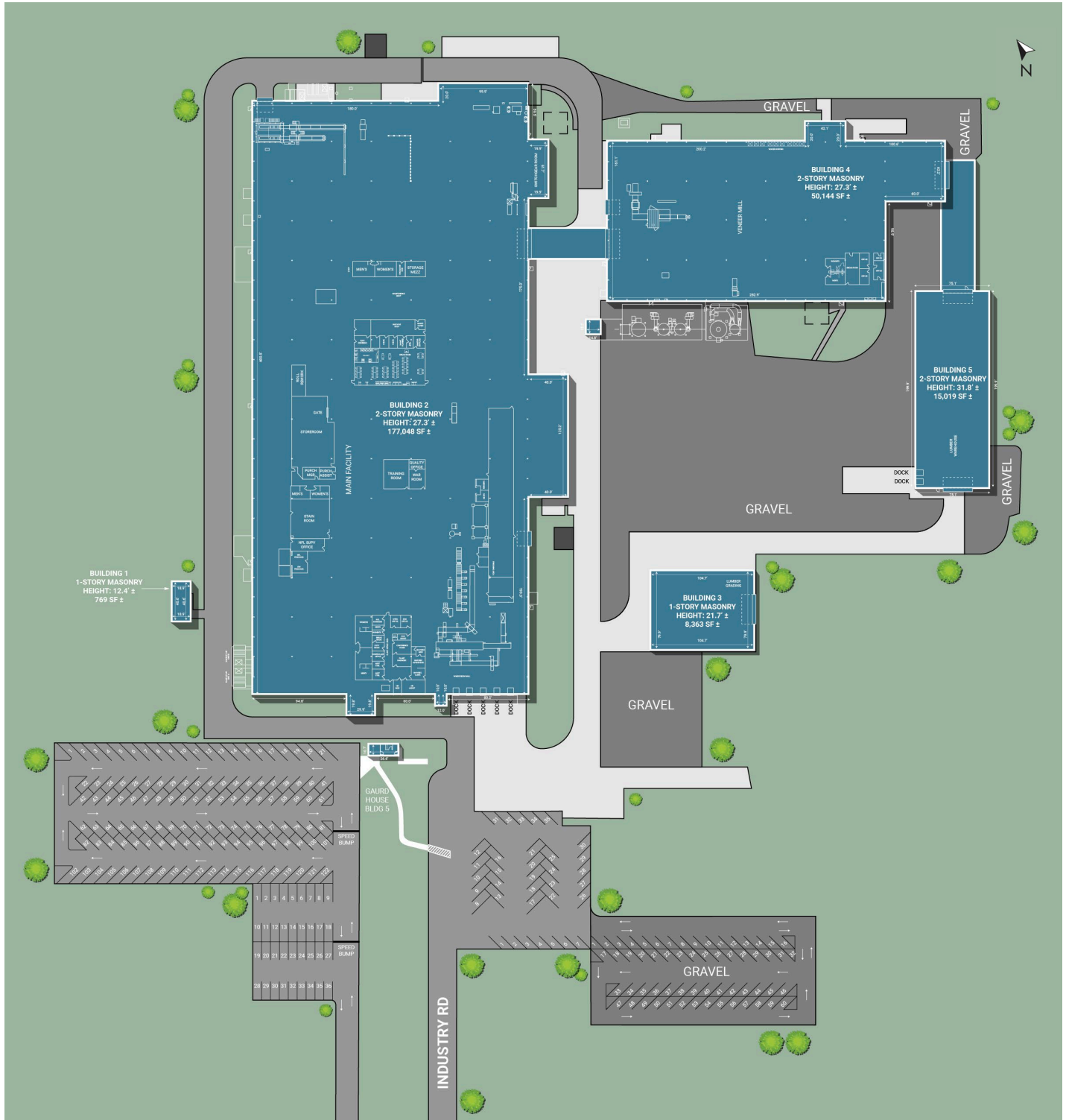
**Heating**

|                   |  |
|-------------------|--|
| Main Plant:       | Steam. Two boilers, 250 Hurst Hybrids. One runs on gas only. One runs on both gas and wood dust. Installed 1995. 6 air make up units installed after 2016. |
| Veneer Mill:      | Boilers per above. 2 air make up air units installed after 2016.   |
| Veneer Warehouse: | Gas unit heater  |

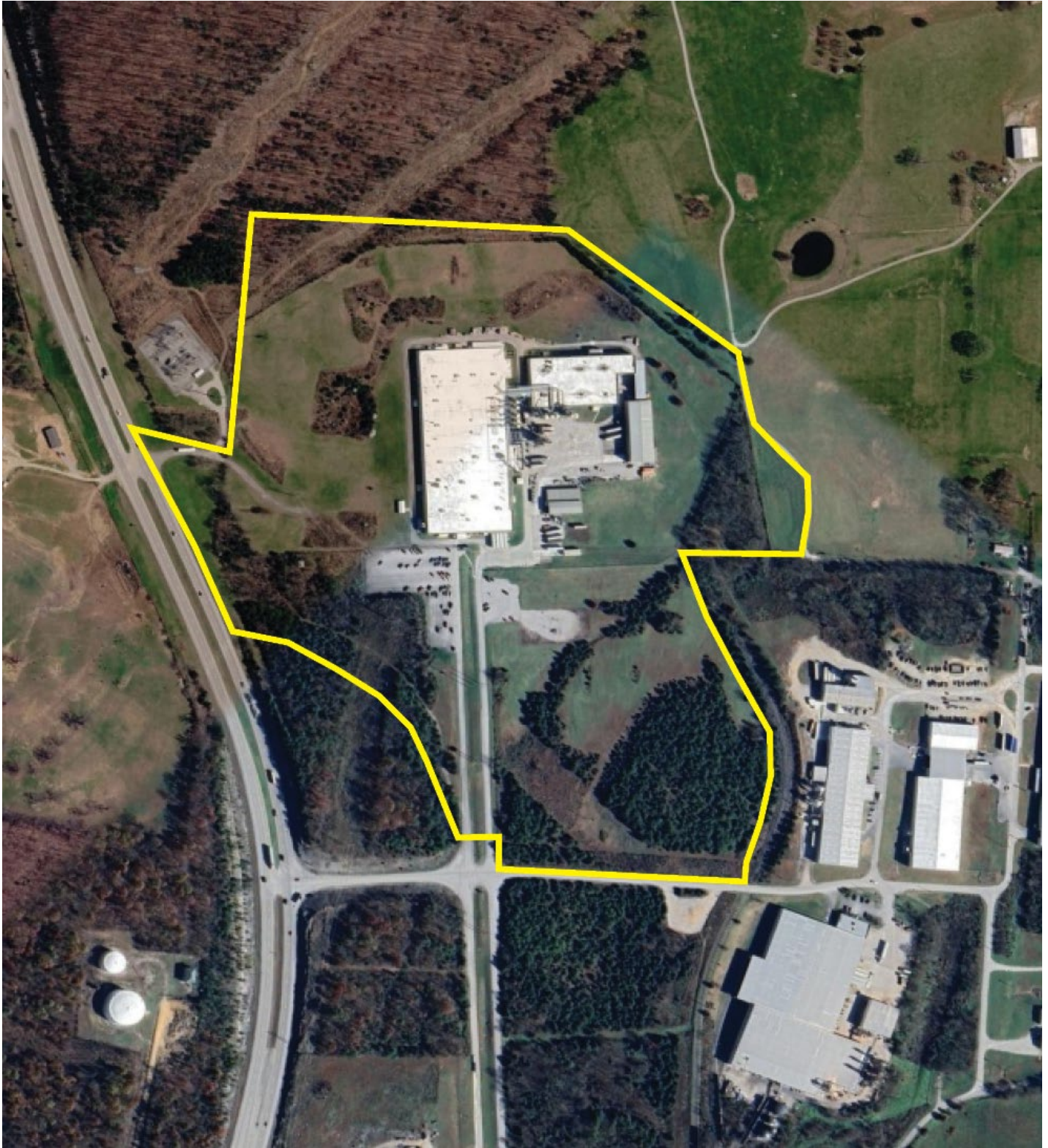
## BUILDING SPECIFICATIONS

|                                      |  |                               |  |
|--------------------------------------|--|-------------------------------|--|
| <b>Air Conditioning</b>              | Office only<br>7 rooftop package units dated<br>2012-2020. | <b>Water</b>                  | 2" line, City of Somerset                            |
| <b>Ventilation Fans</b>              | Yes  | <b>Floor Drains</b>           | Yes  |
| <b>Compressed Air Lines</b>          | Yes  | <b>Rail</b>                   | None – Norfolk Southern<br>adjacent to property line |
| <b>Outside Security<br/>Lighting</b> | Yes  | <b>Scales</b>                 | Yes  |
| <b>Lighting</b>                      | LED installed 2020   | <b>Auditor's Information</b>  | Parcel # 077-0-0-39                                  |
| <b>Windows</b>                       | Office only  | <b>Auditor's Market Value</b> | \$13,500,000   |
| <b>Electrical Service</b>            | RECC   | <b>Annual Taxes</b>           | \$114,917  |
| <b>Gas</b>                           | 2" line, City of Somerset                                  | <b>Available</b>              | Immediately  |
| <b>Sewer</b>                         | City of Somerset   | <b>Space Price</b>            | \$4,500,000  |

SITE PLAN



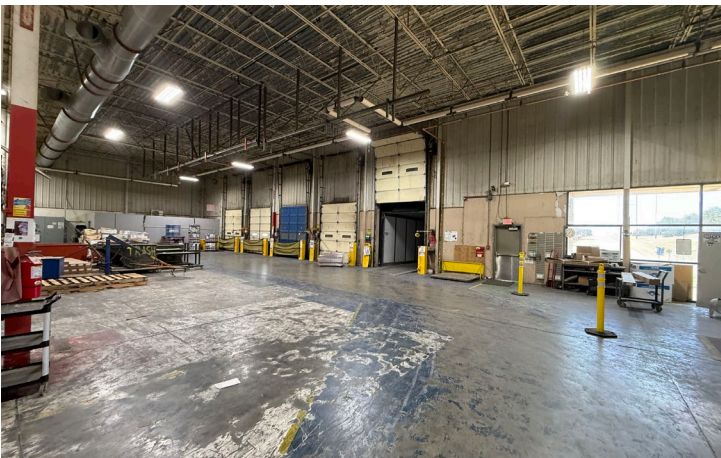
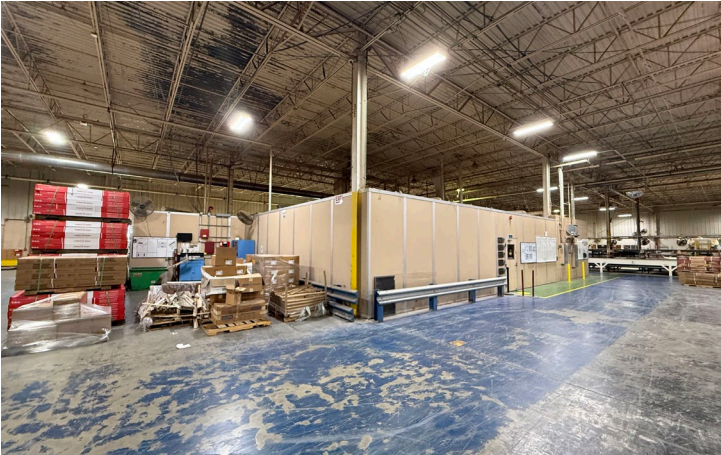
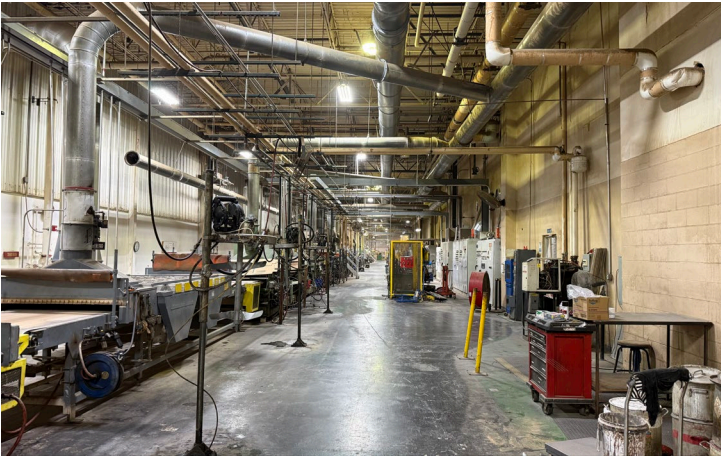
AERIAL PHOTO



EXTERIOR PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS



LOCATOR MAP



For information, please contact:

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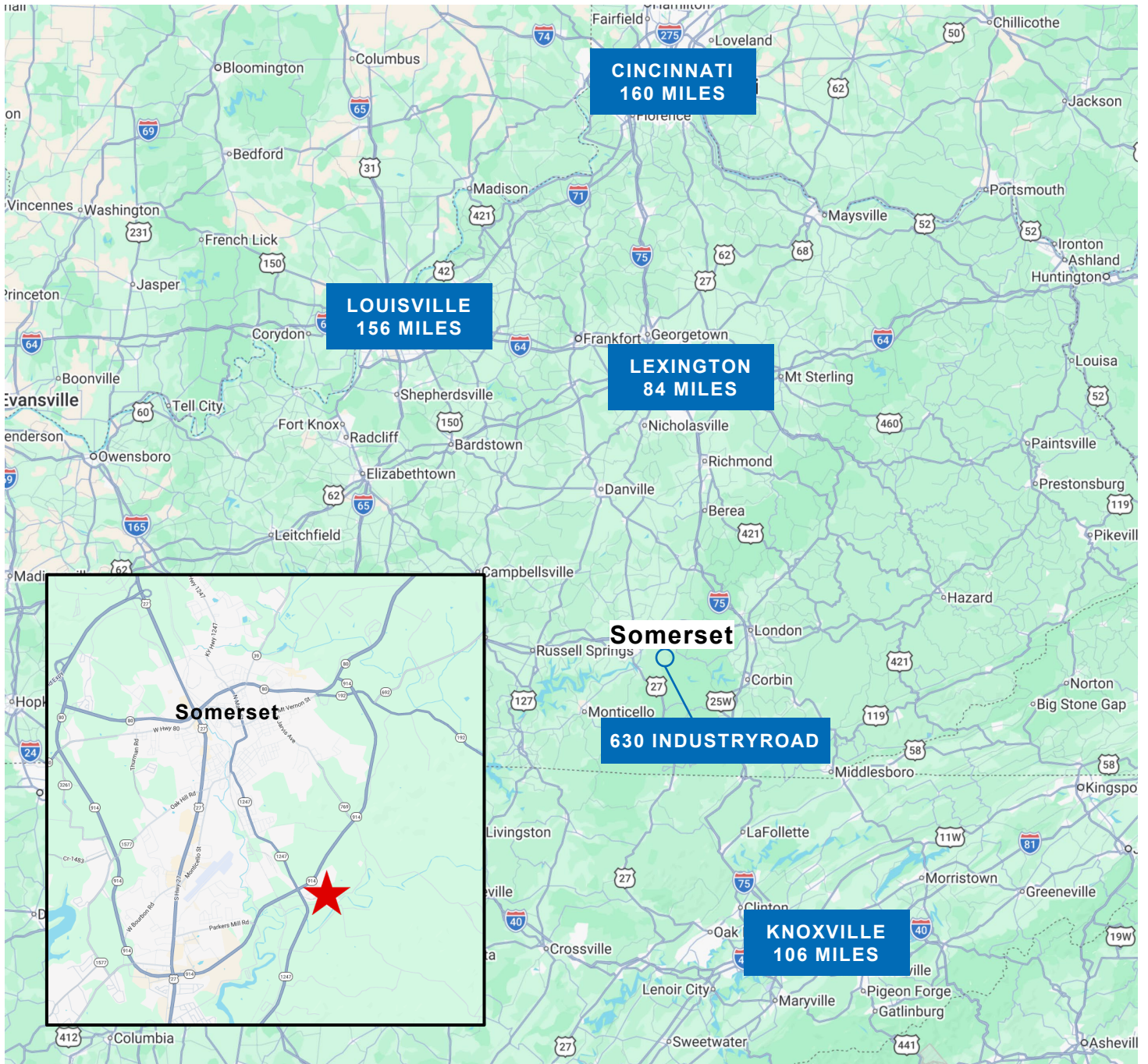
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MAP



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