

1921 N Main Street Monticello, Ky

Industrial Campus Leasing Packet

Property Overview: Former hardwood flooring manufacturing facility consisting of multiple industrial warehouse and shop buildings situated on approximately 10.24 acres (Tract 2). The facility remained operational in 2025 and features extensive three-phase electrical infrastructure, large clear-span warehouse space, loading dock capabilities, and substantial ancillary storage (sheds & kilns).

Leasing Structure: Ownership is seeking qualified tenants under a **Triple Net (NNN)** lease structure. The campus is well suited for a **single-tenant lease** to simplify management, but the layout also allows for flexible operational configurations based on tenant needs. **Lease pricing is negotiable** and dependent on scope of use, lease term, and any tenant-specific improvements.

Key Highlights:

- Approx. **95,000+ SF** of primary warehouse/industrial space (B1–B7)
- Approx. **10,000+ SF** of ancillary sheds & kilns (B8) for bonus dry storage/workshop use
- Multiple overhead doors, drive-through access, and loading dock areas
- **Three-phase power** on-site with legacy industrial distribution infrastructure
- Electrical substation located approximately **1/4 mile** from the property (formerly on-site)
- Ample yard area for staging, material laydown, and potential truck/contractor parking

Primary Building Summary (B1–B8)

The following table summarizes the primary buildings on the campus. Square footages are approximate and based on field measurements and prior records.

Building	Approx. SF	Type	Key Features & Description
B1 – Main Warehouse	24,000+ SF	Clear-span warehouse	Large clear-span warehouse with office area, electrical room, additional storage room, and restroom facilities. Includes a large open-front shed. Upper and lower warehouse areas are separated by a concrete loading dock.
B2 – Secondary Metal Warehouse / Garage	17,500 SF	Metal warehouse / garage	Multiple overhead doors and strong access. Two primary sections, one with a bathroom. Loading dock located nearby. Suitable for warehousing, fleet operations, or light industrial use.
B3 – Mechanical Garage / Equipment Shop	5,600 SF	Truck & equipment shop	Former mechanics and equipment service building with drive-through access. Includes large bay doors, small storage/shop area, and pallet-style racking for parts and tool storage.
B4 – Large Open Warehouse	18,000+ SF	Open warehouse	Large open warehouse suitable for storage or light industrial operations. Multiple garage door access points and nearby loading dock areas allow efficient logistics and material handling.
B5 – Metal Warehouse Shed	3,600 SF	Metal shed (semi-open)	Metal warehouse shed with multiple openings and access points. Could be enclosed if desired. Located near loading dock and outdoor storage areas.
B6 – Block Warehouse (Dry Storage)	4,200 SF	Enclosed block building	Enclosed dry storage building with open interior layout, secure access, and flexible storage utility.
B7 – Original Flooring Manufacturing Warehouse	22,000+ SF	Enclosed warehouse	Large enclosed warehouse formerly used in flooring manufacturing. Provides substantial dry storage capacity and includes restroom facilities.
B8 – Additional Sheds & Kilns (Ancillary)	10,000+ SF	Ancillary storage	Multiple sheds, block/metal outbuildings, and former lumber drying kilns providing bonus dry storage and workshop space. Not included in primary rentable SF; may support future storage/parking concepts.

Electrical Infrastructure & Power Advantages

This campus was developed for industrial manufacturing operations and retains substantial electrical distribution infrastructure. Power capacity and layout are a key differentiator for tenants requiring reliable service, equipment loads, or power-intensive operations.

Key Electrical Highlights:

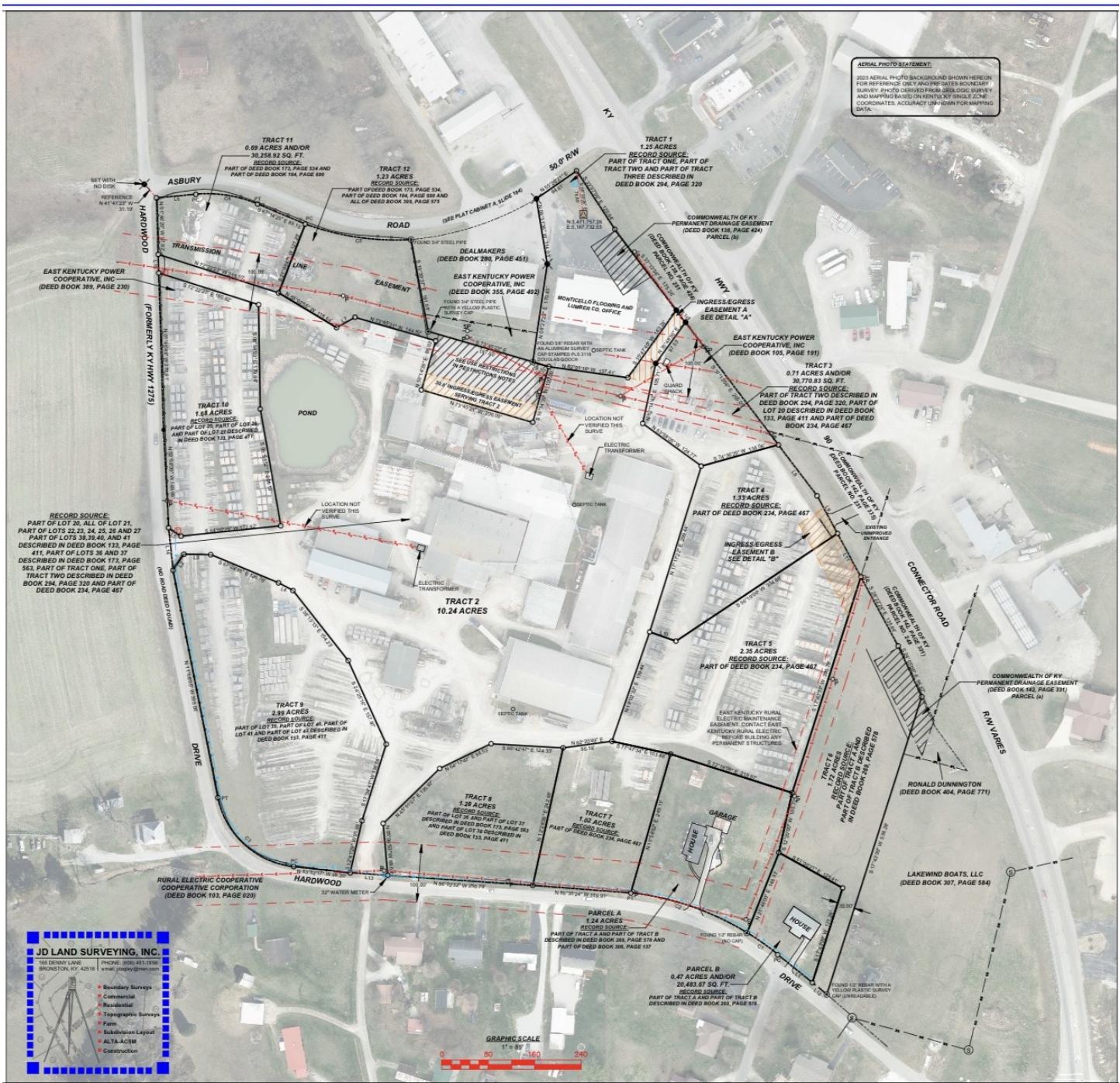
- Three-phase power available on-site (industrial-grade service)
- Existing electrical room and distribution equipment remains in place
- Multiple service points located throughout the campus to support varied tenant layouts
- Nearby substation located approximately $\frac{1}{4}$ mile from the property (substation was previously located on this property and relocated nearby)
- Suitable for power-intensive industrial, processing, logistics, and infrastructure users



On-site electrical room (left) and aerial location of nearby electrical substation (right).

Property Plat – Tract 2 (10.24 Acres)

The following survey plat illustrates Tract 2, the portion of the former manufacturing campus included in this offering.



Building & Campus Photography

Representative images of interior and exterior warehouse areas are provided below.









Leasing Strategy (NNN) & Target Tenant Profiles

Ownership is seeking qualified tenants under a **Triple Net (NNN)** lease structure. The tenant is expected to assume responsibility for property operating expenses (including, as negotiated, real estate taxes, insurance, utilities, and maintenance). The campus may be leased as a whole to a single user (preferred for streamlined management) or configured based on tenant operational needs.

Potential Tenant Uses:

- Industrial warehousing & distribution
- Manufacturing & processing operations
- Fleet, logistics, or utility service companies (truck/equipment storage + staging)
- Contractor operations with yard laydown needs
- Equipment storage, parts staging, and light fabrication/workshop use
- Power-intensive users requiring three-phase service

Next Steps / Due Diligence: Building measurements and final building labeling (B1–B8) can be confirmed with tenant site visits. Additional information (utilities, electrical service details, access points, and proposed improvements) can be provided upon request.