



Q'2 2026 Delivery



**FOR LEASE - 50,200 SF (Phase 1)
Class "A" Industrial Facility**

500 MAYDE ROAD, BEREA, KY 40403

PROPERTY SUMMARY

4 - PHASE DEVELOPMENT

PHASE 1: 50,200 SF

PHASE 2: 70,000 SF

PHASE 3: 100,000 SF

PHASE 4: 16,000 SF

ZONING

Light and heavy
industrial uses

LOT SIZE

21.105 Acres



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market a build-to-suit opportunity on 21.10 acres of fully entitled industrial land located at 500 Mayde Road in Berea, KY. The site can accommodate approximately 236,000 sf of improvements and can be constructed in phases or all at once pending a Tenant's timeline and requirements. The buildings will be constructed of metal with modern industrial features including: 28' clear height, ESFR sprinklers, (1) dock position/10,000 sf, 6" reinforced concrete slabs, and 50 x 50 column spacing. All specifications can be modified to fit a Tenant's specific need.

This prime piece of industrial land is in the Berea Industrial Park and is strategically positioned less than a mile from Interstate 75. Interstate 75 runs from Miami Florida to Canada providing companies logistical ease to the major ports on the east coast as well as the most densely populated portion of the United States. The property is zoned for both light and heavy industrial uses. Utilities including water, electric, gas, and fiber are in place at the site. (sizes of utility infrastructure below) The topographic features of the land are favorable and gentle sloping.

For further detail on the opportunity please reach out to John Bunch, SIOR at 859-433-8911 or Neal Metcalfe at 859-312-8069. Full design services are available for interested parties.

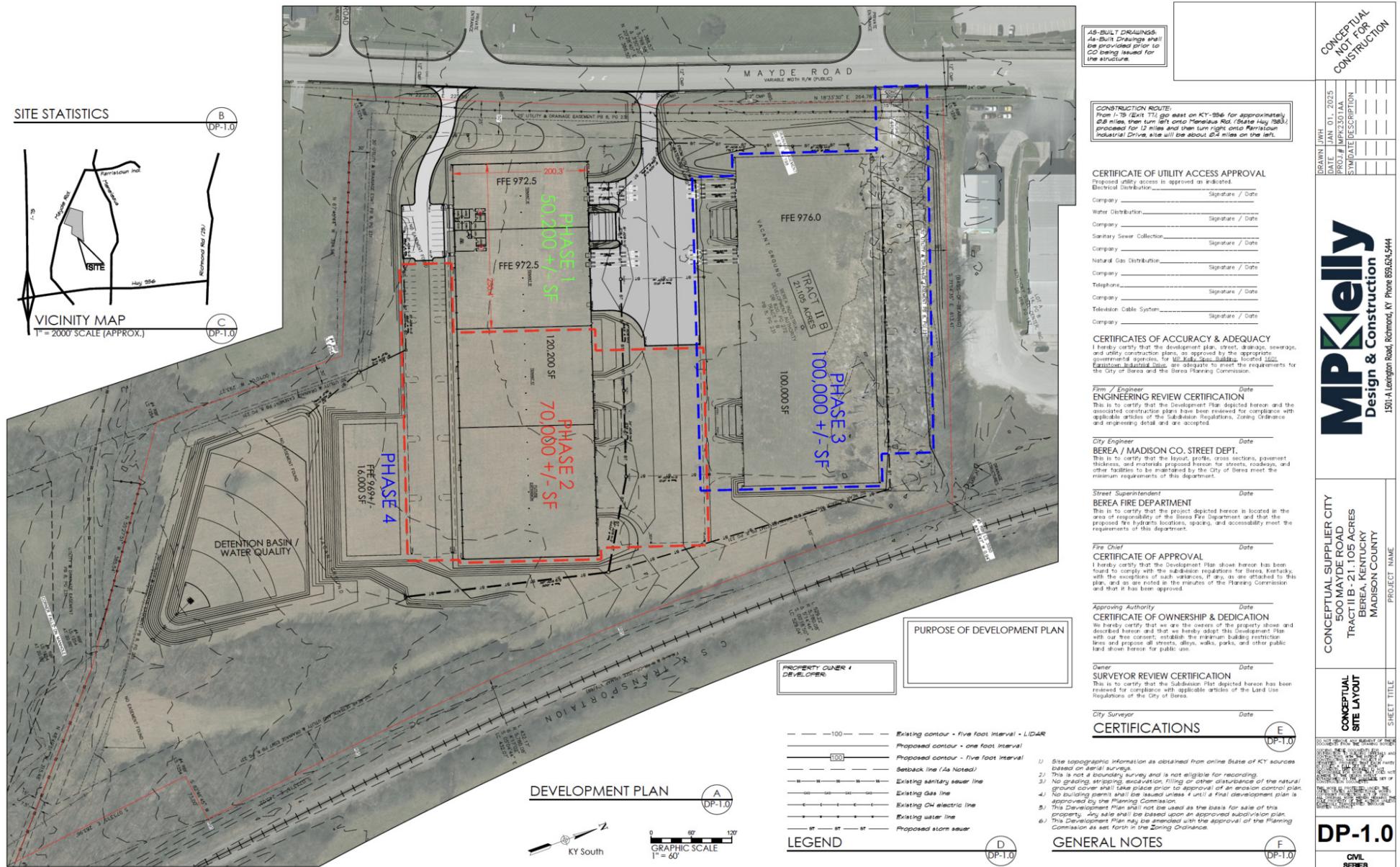
BUILDING SPECIFICATIONS

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- SQFT Per Tenant Need
- 28' Clear Height
- ESFR Sprinkler
- 1(ea) Dock Door per 10K SQFT
- Dimly Lit (25-30 Foot Candles at 3' above floor)
- Electrical sized per tenant(s) need
- 6" Reinforced Concrete Floors
- Office Space Build-out Per Tenant Need
- Warehouse space Heated & Vented
- Structure & Energy to Match Kentucky Building Code
- 1(ea) 16'x16' Drive-in Over head door per suite
- Column Spacing to be greatest possible (minimum to be 50'x50')
- Employee Parking per Tenant Need
- Outdoor storage / Trailer Parking
- Interior restrooms sized per expected employee count
- Demising walls between each tenant suite
- Electric and Gas to be individually metered per tenant. Water & Sewer to be billed to tenant per SQFT of facility leased.



SITE PLAN





MP KELLY CONSTRUCTION

MP Kelly Construction specializes in the design and building of Manufacturing Facilities, Distribution Centers and other Commercial Building Applications throughout the Bluegrass Region. Founded in 2003, the company prides itself in having served many clients with many of them being repeat clients over the years. MP Kelly has a passion for excellence with a high level attention to detail. A thorough design can be put together on this incredible site and MP Kelly looks forward to serving future clients.

Website: mpkellyconstruction.com - Office: 859-624-5444





JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com

Direct: **859.306.0602** | Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

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, his daughter 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.

You can contact him at 859.433.8911 or john.bunch@svn.com.

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270 S. Limestone
Lexington, KY 40508
859.264.0888



NEAL METCALFE

Senior Advisor

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PROFESSIONAL BACKGROUND

Neal Metcalfe serves as a Senior Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial & Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in commissioned sales for 25+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, and other Corporate Radio & Marketing groups where he gained a vast amount of marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has served in multiple roles with Madison County Planning & Zoning Board, CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Chamber Economic Development Committee Member, KCREA Board member, Young Life Madison County Committee Chair and numerous other non-profits & ministries, like Compassion International and organizations via Lexington Leadership Foundation. You can contact Neal @ 859-312-8069 or neal.metcalfe@svn.com

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A..Communications- University of Kentucky, Lexington, KY

MEMBERSHIPS

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

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