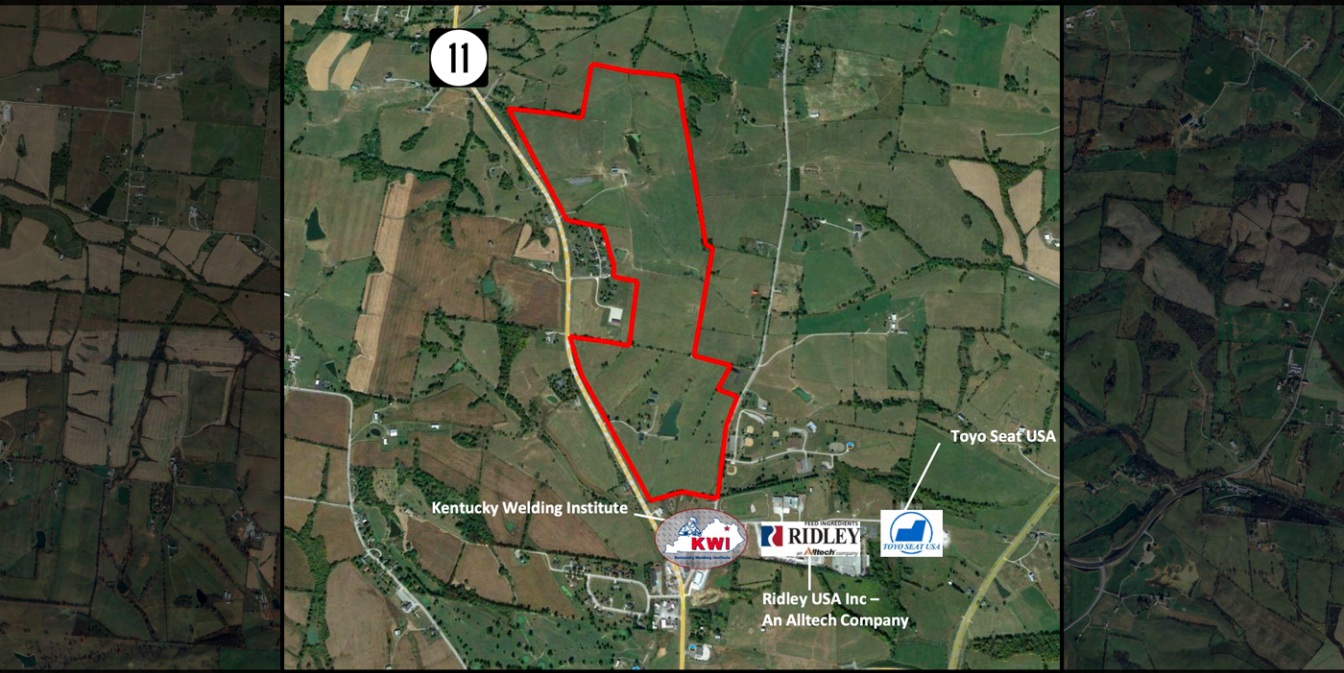


# INDUSTRIAL LAND FOR SALE



## 2200 MAYSVILLE ROAD FLEMINGSBURG, KY 41041



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## PROPERTY DESCRIPTION:

Prime development land uniquely positioned between Mt. Sterling, KY and Maysville, KY along Highway 11 and less than 30 miles from Interstate 64 (I-64). The property is not subject to zoning regulations due to its location in the county, providing flexibility for various potential uses. Manufacturing is a prominent industry in the area making the site ideal for industrial uses such as manufacturing, distribution, and agricultural industries. Flemingsburg, KY is home to national and international manufacturers, and the property is located in close proximity to the Kentucky Welding Institute.

Included in this offering is a recently completed build-ready pad. Located within the expansive 2200 Maysville Rd. property, the 150,000 SF build-ready pad offers immediate potential with an access road already in place from KY-11 and all utilities conveniently nearby. Available for purchase separately or together; vacant land is priced at \$20,000/acre while the land housing the build-ready pad is \$37,500/acre.





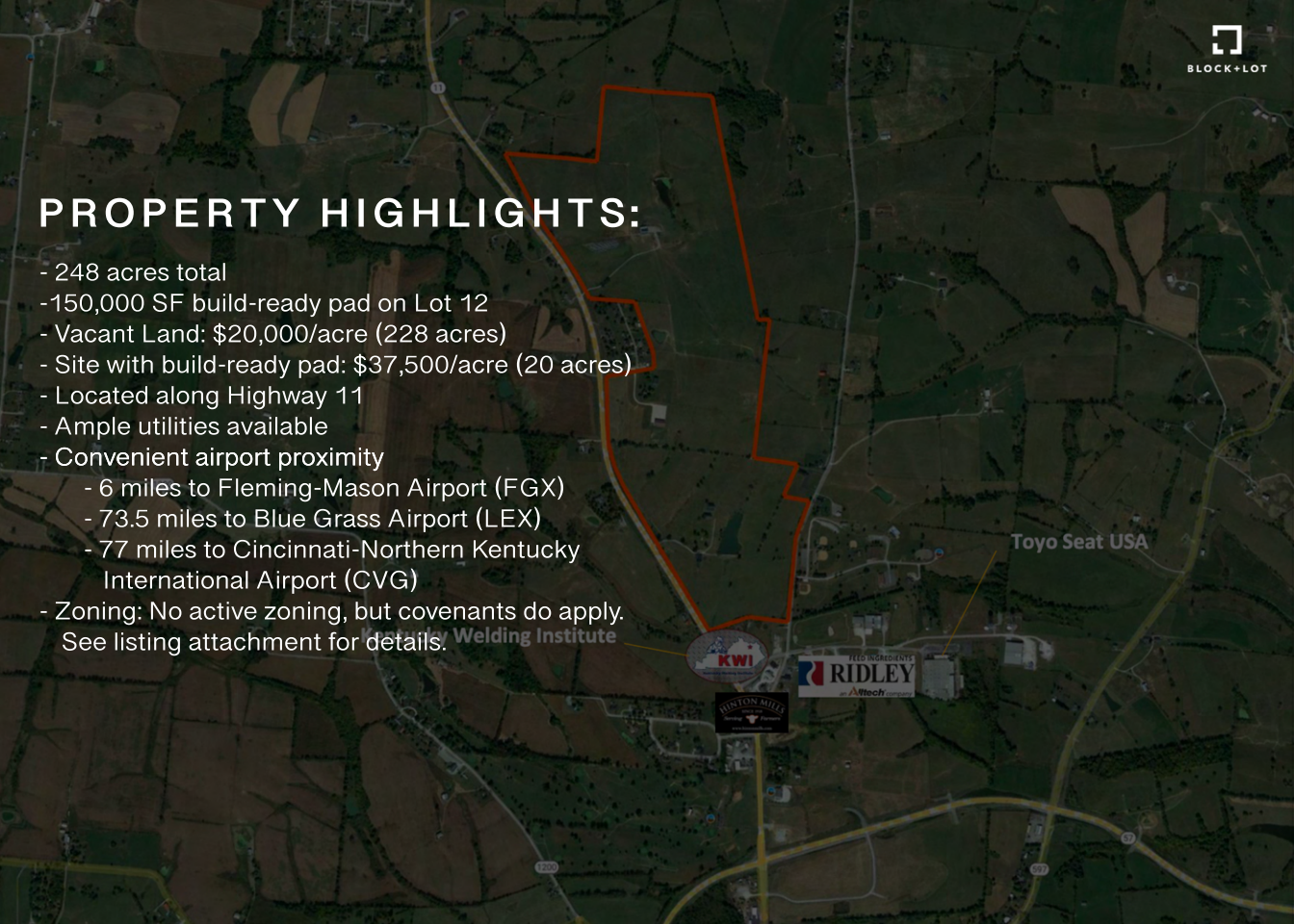
# PROPERTY HIGHLIGHTS:

- 248 acres total
- 150,000 SF build-ready pad on Lot 12
- Vacant Land: \$20,000/acre (228 acres)
- Site with build-ready pad: \$37,500/acre (20 acres)
- Located along Highway 11
- Ample utilities available
- Convenient airport proximity
  - 6 miles to Fleming-Mason Airport (FGX)
  - 73.5 miles to Blue Grass Airport (LEX)
  - 77 miles to Cincinnati-Northern Kentucky International Airport (CVG)
- Zoning: No active zoning, but covenants do apply.  
See listing attachment for details.

Kentucky Welding Institute



Toyo Seat USA



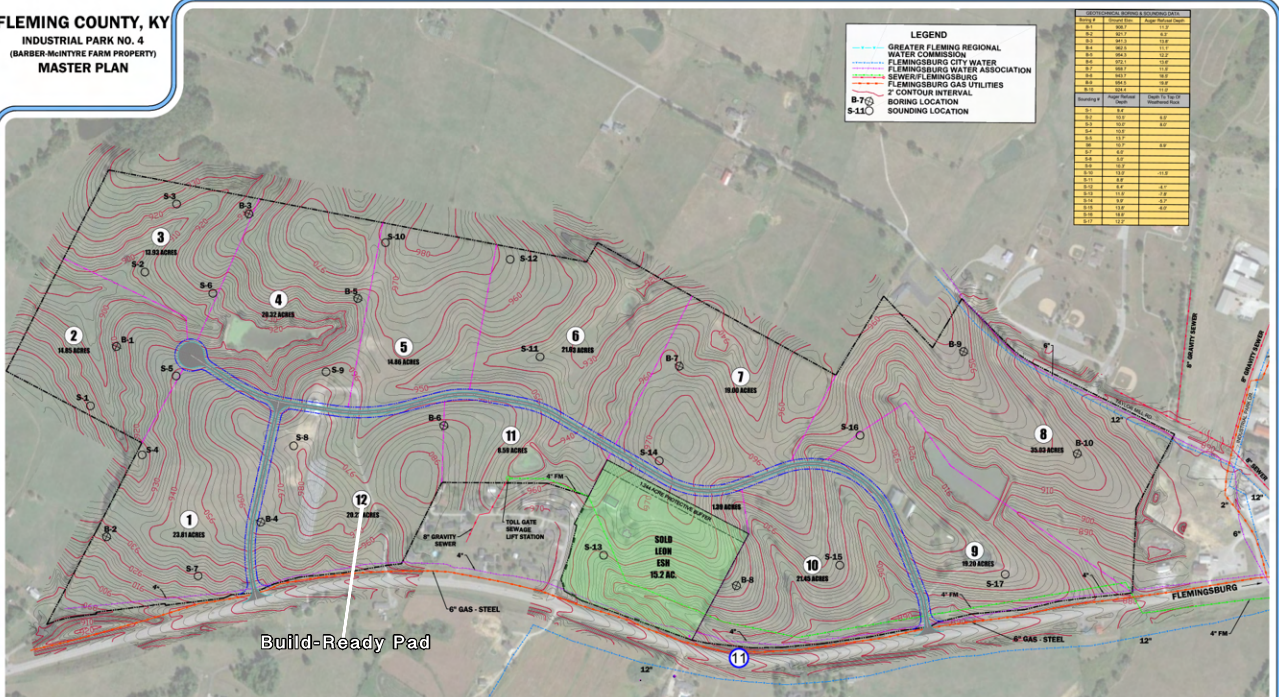
# SITE MASTER PLAN

**FLEMING COUNTY, KY**  
**INDUSTRIAL PARK NO. 4**  
 (BARBER-MONTYRE FARM PROPERTY)  
**MASTER PLAN**

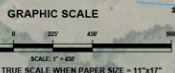
**LEGEND**

- GREATER FLEMING REGIONAL WATER COMMISSION
- FLEMINGSBURG CITY WATER
- FLEMINGSBURG WATER ASSOCIATION
- SEWER/FLEMINGSBURG
- FLEMINGSBURG GAS UTILITIES
- 2' CONTOUR INTERVAL
- BORING LOCATION
- SOUNDING LOCATION

BORING LOCATION, DEPTH & SOUNDING DATA		
BORING #	DEPTH (FEET)	SOUNDING (FEET)
B-1	10.0	11.0
B-2	10.0	11.0
B-3	10.0	11.0
B-4	10.0	11.0
B-5	10.0	11.0
B-6	10.0	11.0
B-7	10.0	11.0
B-8	10.0	11.0
B-9	10.0	11.0
B-10	10.0	11.0
B-11	10.0	11.0
B-12	10.0	11.0
B-13	10.0	11.0
B-14	10.0	11.0
B-15	10.0	11.0
B-16	10.0	11.0
B-17	10.0	11.0
B-18	10.0	11.0
B-19	10.0	11.0
B-20	10.0	11.0
B-21	10.0	11.0
B-22	10.0	11.0
B-23	10.0	11.0
B-24	10.0	11.0
B-25	10.0	11.0
B-26	10.0	11.0
B-27	10.0	11.0
B-28	10.0	11.0
B-29	10.0	11.0
B-30	10.0	11.0
B-31	10.0	11.0
B-32	10.0	11.0
B-33	10.0	11.0
B-34	10.0	11.0
B-35	10.0	11.0
B-36	10.0	11.0
B-37	10.0	11.0
B-38	10.0	11.0
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B-86	10.0	11.0
B-87	10.0	11.0
B-88	10.0	11.0
B-89	10.0	11.0
B-90	10.0	11.0
B-91	10.0	11.0
B-92	10.0	11.0
B-93	10.0	11.0
B-94	10.0	11.0
B-95	10.0	11.0
B-96	10.0	11.0
B-97	10.0	11.0
B-98	10.0	11.0
B-99	10.0	11.0
B-100	10.0	11.0



Build-Ready Pad



**MAP LEGEND**

- 6" GAS LINE
- 6" GRAVITY SEWER
- 6" FORCE MAIN
- 6" WATER LINE
- 2' CONTOUR INTERVAL
- 100 YR FLOOD PLAN
- PROPOSED PAVEMENT
- BORING LOCATIONS