

FOR SALE

26 Dock Doors (7' Doors)

\$500,000

This is a legacy logistics asset with real bones and modern relevance. Formerly operated as a UPS regional hub, the property delivers scale, access, and infrastructure that's hard to replicate in Eastern Kentucky.

Sitting on 8.84 fenced acres, the main $\pm 150' \times 60'$ steel-frame warehouse is built for throughput. The building features 26 loading docks with 7' roll-up dock doors, integrated office space, steel construction, and a metal roof—purpose-built for distribution, cross-dock, freight handling, or last-mile operations.



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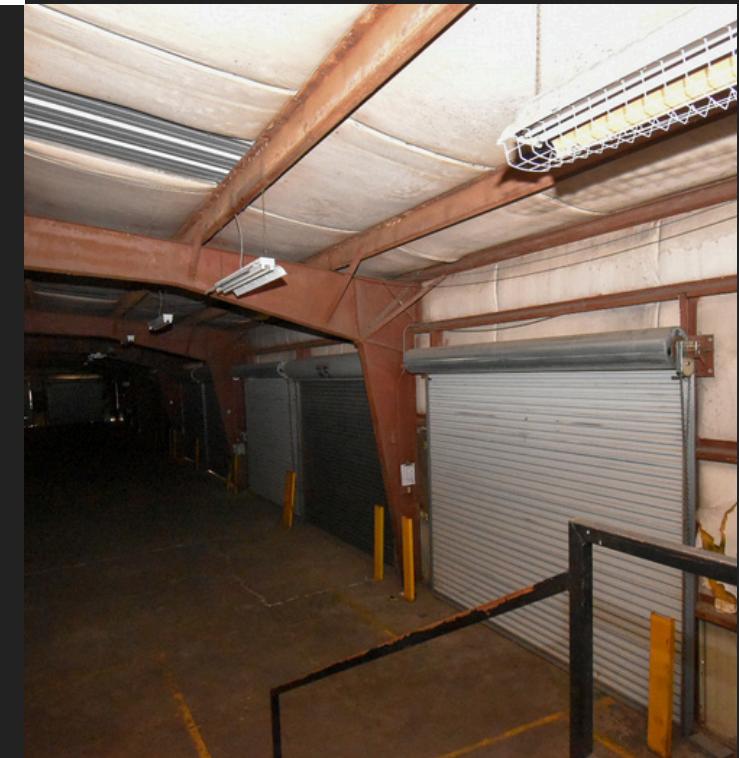
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TANNER GOOD
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EXPAND YOURSELF

A second $\pm 30' \times 60'$ building adds operational flexibility, equipped with 12' drive-through roll-up doors. This structure historically supported truck operations and includes a former on-site fueling station, creating optionality for fleet users, contractors, or logistics operators seeking self-contained functionality.

This is a great opportunity to expand your portfolio



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The site is fully fenced, offering security and controlled access, and is strategically positioned just off the Mountain Parkway, providing efficient east–west connectivity across Eastern Kentucky and into Central Kentucky markets. Proximity to Prestonsburg ensures access to workforce, services, and regional infrastructure.