

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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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

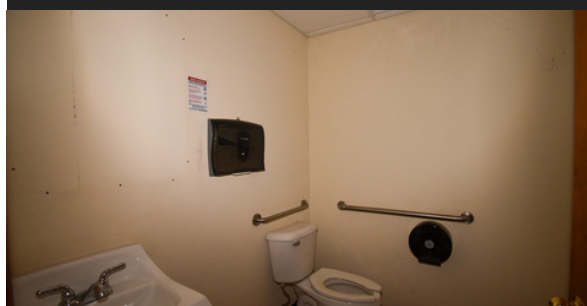


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The site is fully fenced, offering security and controlled access, and is strategically positioned just off the Mountain Parkway, providing efficient east-west connectivity across Eastern Kentucky and into Central Kentucky markets. Proximity to Prestonsburg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