

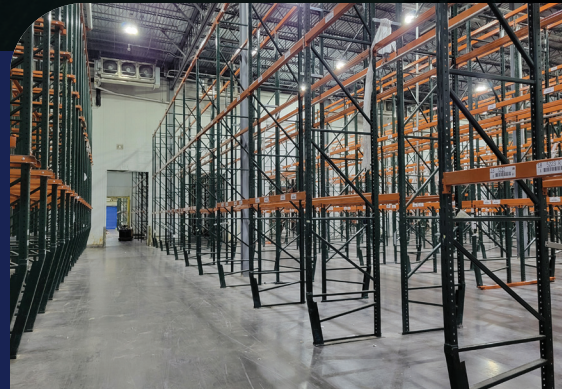


CALL FOR OFFERS **SEPTEMBER 19**

290,000± SF Cold Storage Facility with Immediate Interstate Access

Food-Grade Facility Featuring Four Temperature Zones & 44 Dock-High Doors

 1270 KY-192, London, KY



HIGHLIGHTS

- 290,915± SF building with 78,396± SF of refrigerated/freezer capacity & 203,855± SF of dry warehouse
- Efficient warehouse layout with existing in-place racking: Total – 23,310± pallet-capacity
Dry Side – 16,460±
Cold Storage – 6,850±
- 44 dock-high loading doors & 2 drive-ins – includes 9 refrigerated docks
- 34 foot clear height
- Ample parking for 35 powered trailers & 55 unpowered trailers
- 2 miles from I-75 & 0.5 miles from U.S. 25 with frontage along KY-192
- New motion-sensored LED lighting throughout

ALSO AVAILABLE

Adjacent 7± AC Development Site

Prominently positioned on the corner of a high-traffic, signalized intersection at KY-192 & KY-229 (Barbourville Rd.)

DETAILS

Previously operated by wholesale grocery supplier Laurel Grocery, this 290,000± SF cold storage facility presents a rare opportunity to acquire a large-scale, food-grade asset in London, Kentucky, just minutes from Interstate 75. Built for efficiency, scale and flexibility, the facility features multiple temperature zones with negative freezing temperature range, 44 dock-high doors and nine refrigerated loading docks, making it well-suited for a variety of cold chain and food distribution operations. The fully fenced site also includes a freestanding shipping office, fuel station with 16,000 gallon capacity and gated guard station.

The sale also features adjacent development land available separately, offering 7± acres of development land, providing significant potential development for retail, expansion to support warehousing and truck court space and or other commercial uses.

This property is ideally positioned for operators expanding cold storage capacity, logistics providers seeking regional reach or investors targeting long-term value in a growing market.



855.755.2300
HilcoRealEstateSales.com





Building Size 290,915± SF



Cold Storage
5,697± SF (-20 Degree)
38,531± SF (-10 Degree)
7,735± SF (28 Degree)
19,313± SF (38 Degree cooler)
7,120± SF (Refrigerated Loading Dock)



Land Size 32.7± AC



Year Built 1980 (Additions 1990 & 2003)



Tax ID# 063-00-00-017;
063-00-00-008



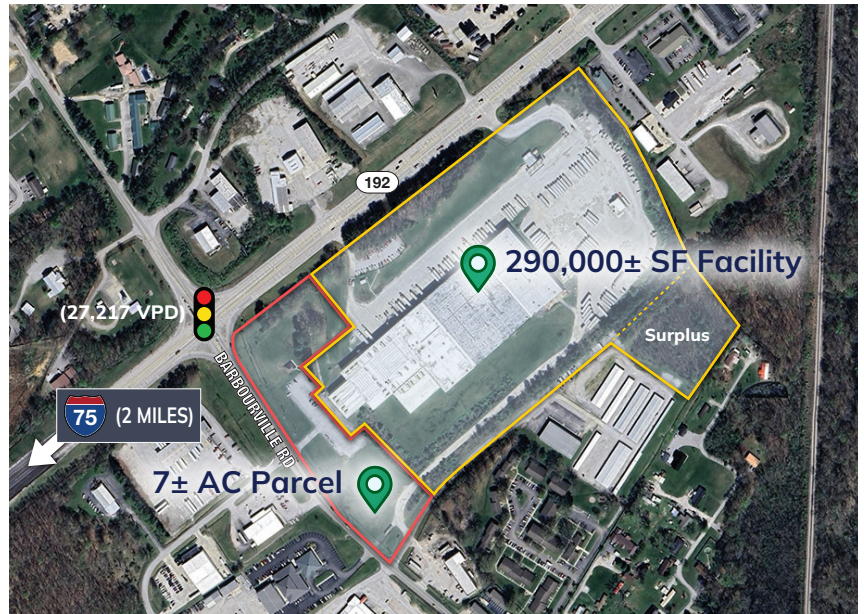
Taxes (2023) \$39,259.88



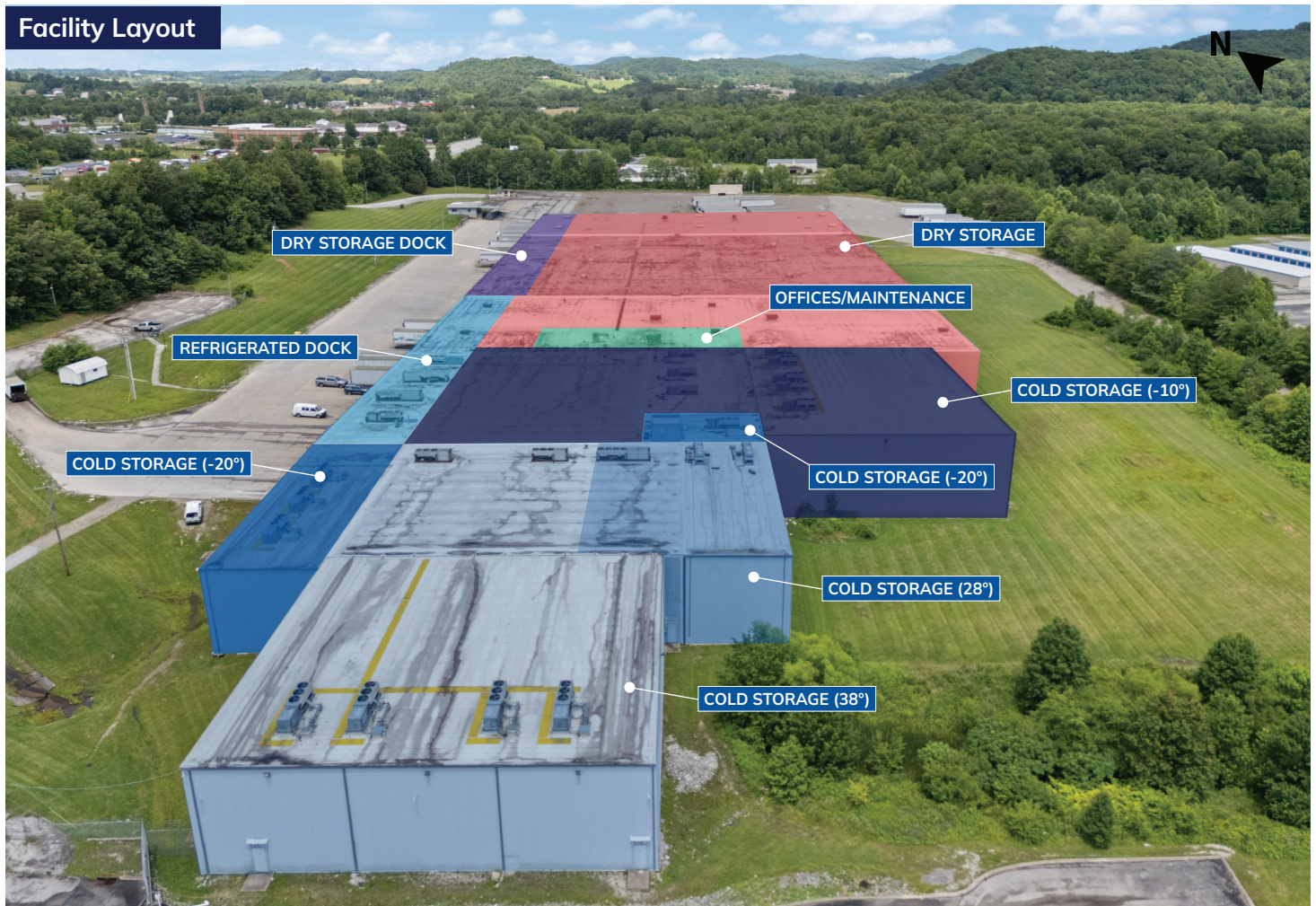
Zoning C2 (General Business)



**Fire Protection/
Sprinklers** Wet & Dry System/
100% Coverage



Facility Layout





Distance to Major Cities

Lexington, KY	79 Miles
Louisville, KY	140 Miles
Cincinnati, OH	154 Miles
Knoxville, TN	97 Miles
Nashville, TN	206 Miles

1270 KY-192, London, KY

PRIME CORNER LOCATION WITH MAJOR INFRASTRUCTURE UPGRADES

The subject property sits at the high-traffic corner of Route 192 and Barbourville Road, which is being upgraded and transformed into U.S. Highway 25 as part of a \$16 million expansion project by the Kentucky Transportation Cabinet. This project includes road widening, traffic diversion, and access improvements designed to relieve congestion and support ongoing growth along the corridor. Once complete, the newly constructed intersection is projected to carry up to 37,000 vehicles per day, significantly enhancing the property's visibility and accessibility. Improvements will span from KY 229 to KY 1006, with future plans extending to U.S. 25E.

LOCAL INFORMATION

London, Kentucky, located in the heart of Laurel County, sits strategically along Interstate 75, a major freight corridor connecting the Midwest to the Southeast. Positioned between Lexington and Knoxville, Tennessee, it offers efficient access to key regional markets and distribution networks. The area combines affordable land, a skilled workforce and proximity to rural communities, making it an ideal location for food storage and logistics operations. With nearby distribution facilities like Walmart's London Distribution Center and continued industrial investment, London is emerging as a vital hub for supply chain activity in the region.



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SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate Sales (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

OFFER DEADLINE

September 19 by 5:00 p.m. (CT)

OFFER SUBMISSIONS

Offers should be submitted as a Letter of Intent (LOI), outlining the purchase price, earnest money deposit and closing timeline. All letters of intent must be submitted to Steve Madura at smadura@hilcoglobal.com and Chet Evans at cevans@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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