



# 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

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**ZONING** Light and heavy industrial uses

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**LOT SIZE** 21.105 Acres

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## PROPERTY SUMMARY

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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 it 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.



EXTERIOR RENDERING  
SCALENTS



EXTERIOR RENDERING  
SCALENTS

# BUILDING SPECIFICATIONS

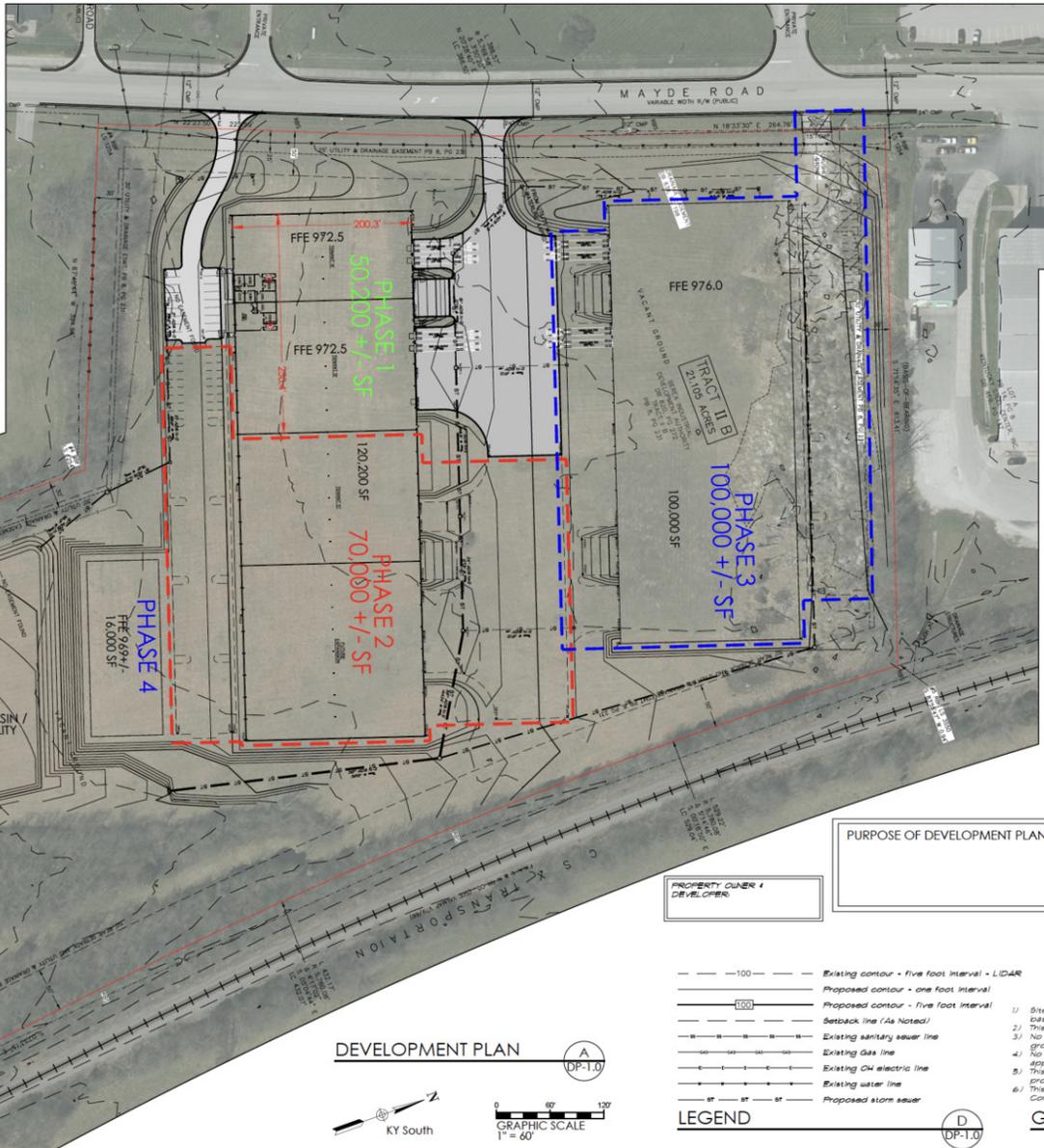
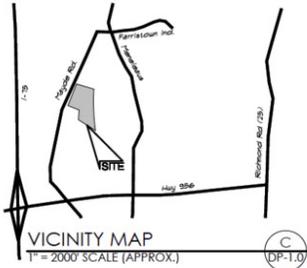
## BUILDING SPECIFICATIONS

- 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

## SITE STATISTICS



AS-BUILT DRAWINGS:  
As-Built Drawings shall be provided prior to CO being issued for the structure.

CONSTRUCTION ROUTE:  
From I-75 (Exit 77) go east on KY-956 for approximately 0.8 miles, then turn left onto Hemlock Rd. (State Hwy 1863), proceed for 1.2 miles and then turn right onto Ravenna Industrial Drive, site will be about 0.4 miles on the left.

### CERTIFICATE OF UTILITY ACCESS APPROVAL

Proposed utility access is approved as indicated.  
Electrical Distribution: \_\_\_\_\_ Signature / Date  
Water Distribution: \_\_\_\_\_ Signature / Date  
Company: \_\_\_\_\_  
Sanitary Sewer Collector: \_\_\_\_\_ Signature / Date  
Company: \_\_\_\_\_  
Natural Gas Distribution: \_\_\_\_\_ Signature / Date  
Company: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Signature / Date  
Company: \_\_\_\_\_  
Television Cable System: \_\_\_\_\_ Signature / Date  
Company: \_\_\_\_\_

**CERTIFICATES OF ACCURACY & ADEQUACY**  
I hereby certify that the development plan, street, drainage, sewerage, and utility construction plans, as approved by the appropriate governmental agencies, for this site, including, but not limited to, Easement, Industrial Cases, are adequate to meet the requirements for the City of Berea and the Berea Planning Commission.

**ENGINEERING REVIEW CERTIFICATION**  
This is to certify that the development plan depicted hereon and the associated construction plans have been reviewed for compliance with applicable articles of the Subdivision Regulations, Zoning Ordinance and engineering detail and are accepted.

**City Engineer** \_\_\_\_\_ Date \_\_\_\_\_  
**BEREA / MADISON CO. STREET DEPT.**  
This is to certify that the layout, profile, cross sections, pavement thickness, and materials proposed hereon for streets, roadways, and other facilities to be maintained by the City of Berea meet the minimum requirements of this department.

**Street Superintendent** \_\_\_\_\_ Date \_\_\_\_\_  
**BEREA FIRE DEPARTMENT**  
This is to certify that the project depicted hereon is located in the area of responsibility of the Berea Fire Department and that the proposed fire hydrant locations, spacing, and accessibility meet the requirements of this department.

**Fire Chief** \_\_\_\_\_ Date \_\_\_\_\_  
**CERTIFICATE OF APPROVAL**  
I hereby certify that the Subdivision Plan shown hereon has been found to comply with the subdivision regulations for Berea, Kentucky, with the exceptions of such variances, if any, as are attached to this plan, and as are noted in the minutes of the Planning Commission and that it has been approved.

**Approving Authority** \_\_\_\_\_ Date \_\_\_\_\_  
**CERTIFICATE OF OWNERSHIP & DEDICATION**  
We hereby certify that we are the owners of the property above and described hereon and that we hereby adopt this Development Plan with all their contents, establish the minimum building restriction lines and propose all streets, alleys, walks, parks, and other public land shown hereon for public use.

**Owner** \_\_\_\_\_ Date \_\_\_\_\_  
**SURVEYOR REVIEW CERTIFICATION**  
This is to certify that the Subdivision Plan depicted hereon has been reviewed for compliance with applicable articles of the Land Use Regulations of the City of Berea.

**City Surveyor** \_\_\_\_\_ Date \_\_\_\_\_  
**CERTIFICATIONS**

- Site topographic information as obtained from online State of KY sources based on aerial surveys.
- This is not a boundary survey and is not eligible for recording.
- No grading, striping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an area control plan.
- No building permits shall be issued unless a final development plan is approved by the Planning Commission.
- This Development Plan shall not be used as the basis for sale of the property. Any sale shall be based upon an approved subdivision plan.
- This Development Plan may be amended with the approval of the Planning Commission as set forth in the Zoning Ordinance.

### GENERAL NOTES

CONCEPTUAL NOT FOR CONSTRUCTION

| DRAWN / HW | DATE        | JAN 01, 2025 |
|------------|-------------|--------------|
| PROJ.#     | MPK2301AA   |              |
| STIMATE    | DESCRIPTION |              |

**MP Kelly**  
Design & Construction  
150-A Lexington Road, Richmond, KY Phone 855.624.5444

CONCEPTUAL SUPPLIER CITY  
500 MAYDE ROAD  
TRACT 11B - 21.105 ACRES  
BEREA, KENTUCKY  
MADISON COUNTY



CONCEPTUAL SITE LAYOUT  
SHEET TITLE  
**DP-1.0**  
CIVIL SERIES



Mayde Road



Novelis



## 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](http://mpkellyconstruction.com) - Office: 859-624-5444**



# AERIAL PHOTOS



EXTERIOR RENDERING  
MP Kelly



EXTERIOR RENDERING  
MP Kelly

|  |                |
|--|----------------|
| <b>MP Kelly</b><br>Design & Construction |                |
| RENDERINGS                               | PROJECT NAME   |
| PHASE BUILDING                           | 500 MAYDE ROAD |
| CONSTRUCTION                             |                |
| SHEET NAME                               |                |



## ADVISOR BIO



### 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.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

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

**SVN | Stone Commercial Real Estate**  
270 S. Limestone  
Lexington, KY 40508  
859.264.0888

## ADVISOR BIO



### NEAL METCALFE

Senior Advisor

neal.metcalfe@svn.com

Direct: **859.306.0614** | Cell: **859.312.8069**

### 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

**SVN | Stone Commercial Real Estate**

270 S. Limestone

Lexington, KY 40508

859.264.0888



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.