



For Sale: Industrial / Warehouse Facility



50 Mary Beth Lane

SOMERSET, KY 42501

PRESENTED BY:

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PROPERTY SUMMARY

FOR SALE: INDUSTRIAL / WAREHOUSE FACILITY

50 MARY BETH LANE
SOMERSET, KY 42501

OFFERING SUMMARY

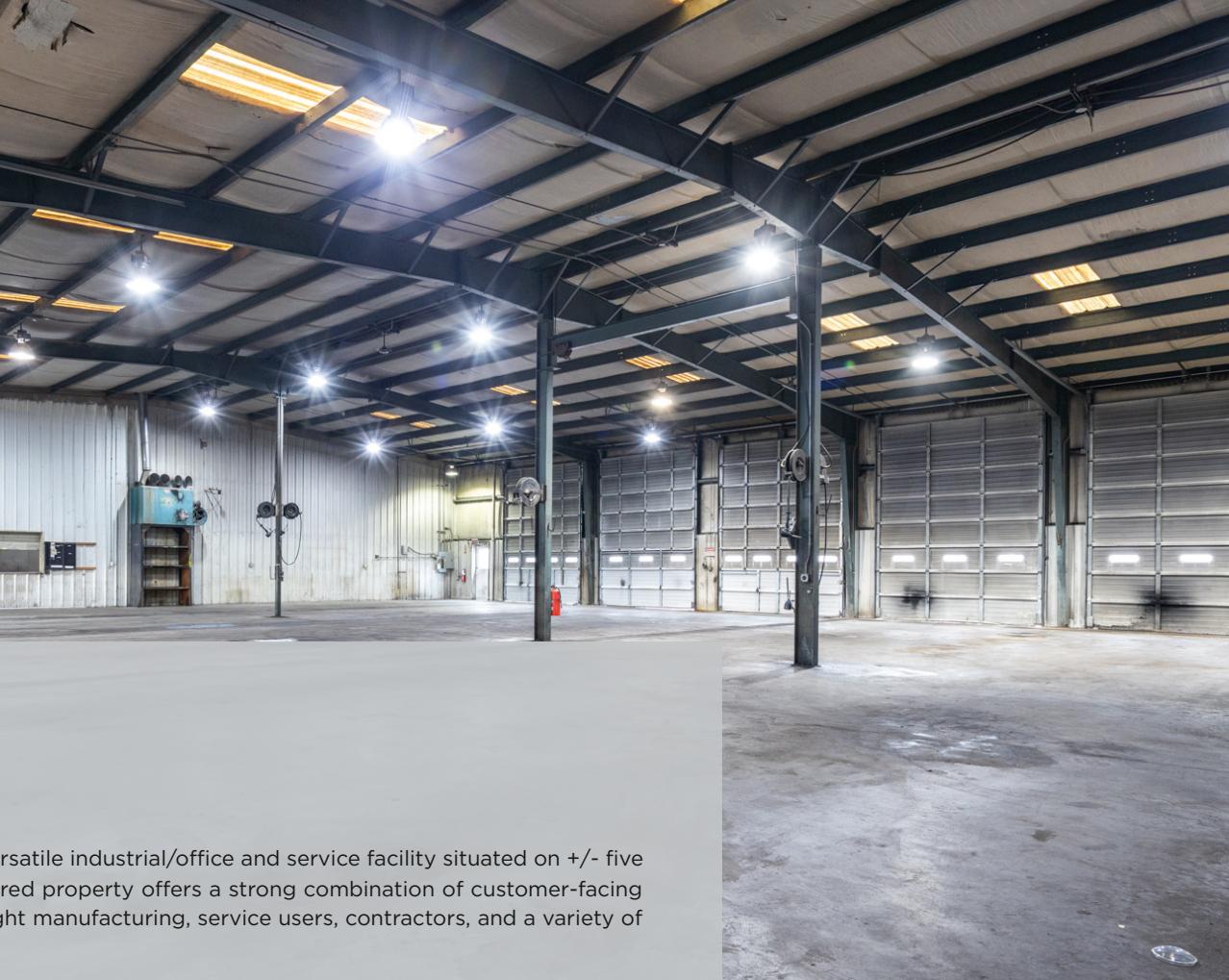
SALE PRICE:	\$1,400,000
BUILDING SIZE:	12,480 SF
ACRES:	+/- 5

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present for sale a versatile industrial/office and service facility situated on +/- five acres at 50 Mary Beth Lane in Somerset, Kentucky. This well-configured property offers a strong combination of customer-facing space and functional back-of-house operations, making it ideal for light manufacturing, service users, contractors, and a variety of other users.

The office portion of the building features a lobby and reception area, along with seven (7) private offices suitable for administrative, professional, or managerial use. The warehouse is split into two sections, with the smaller portion directly attached to the office space and featuring an upper-level mezzanine that provides additional flexible space for storage or ancillary operations. The main warehouse features a 20' peak ceiling height, ten (10) grade-level drive-in doors, floor drains, and compressed air drops, allowing for efficient workflow and vehicle or equipment servicing. The property is serviced by three-phase, 200-amp electrical, city water, and offers excellent utility capacity for a wide range of uses.

Additionally, the building sits on +/- five (5) acres, with several acres available for additional expansion or industrial outdoor storage. Located less than one mile from US-27, the property provides convenient access for both customers and employees while offering a highly functional layout that is rarely available in a single asset. This is a strong opportunity for owner-users seeking a well-equipped facility with room to grow in an expanding regional market. For more information or to schedule a visit to this property, contact Gabe Measner at 859-630-7106 or gabe.measner@svn.com.



PROPERTY HIGHLIGHTS

- +/- 12,480 Sq. Ft.
- +/- 5 acres
- Warehouse / Office Space
- 10 Grade-Level Drive in Doors
- 20' Clear Height
- 3 Phase Power



**10 GRADE
LEVEL DOORS**



**IDEAL HIGHWAY
ACCESS**



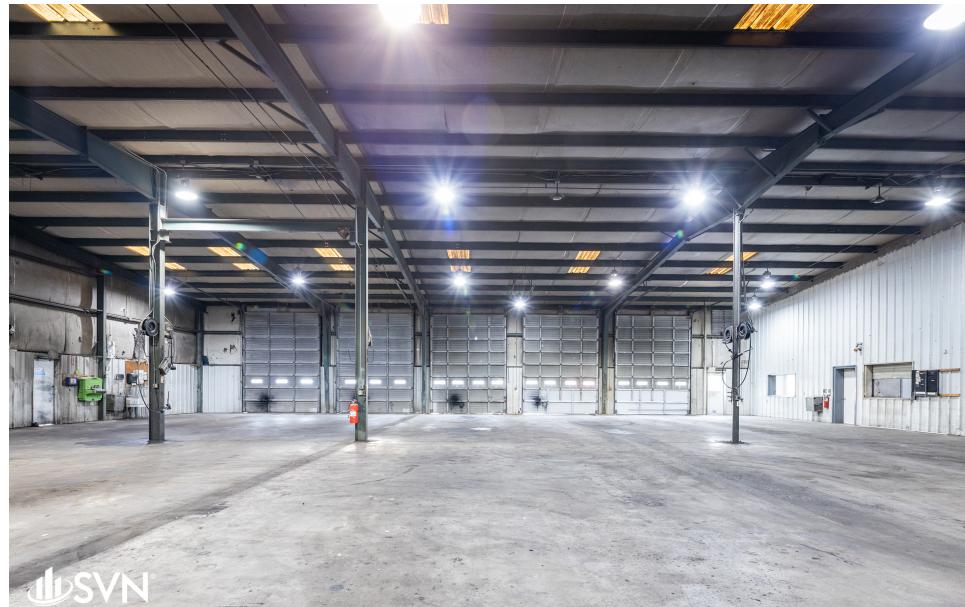
**WAREHOUSE
SPACE & OFFICES**

AERIAL

For marketing purposes only,
exact locations not warranted



PHOTOS



PHOTOS





GABE MEASNER

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Cell: **859.630.7106**

PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than \$20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

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DISCLAIMER

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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.