



# For Sale: Industrial / Warehouse Facility



**50 Mary Beth Lane**

**SOMERSET, KY 42501**

**PRESENTED BY:**

**GABE MEASNER**

C: 859.630.7106

[gabe.measner@svn.com](mailto:gabe.measner@svn.com)



## PROPERTY SUMMARY

### FOR SALE: INDUSTRIAL / WAREHOUSE FACILITY

50 MARY BETH LANE  
SOMERSET, KY 42501

#### OFFERING SUMMARY

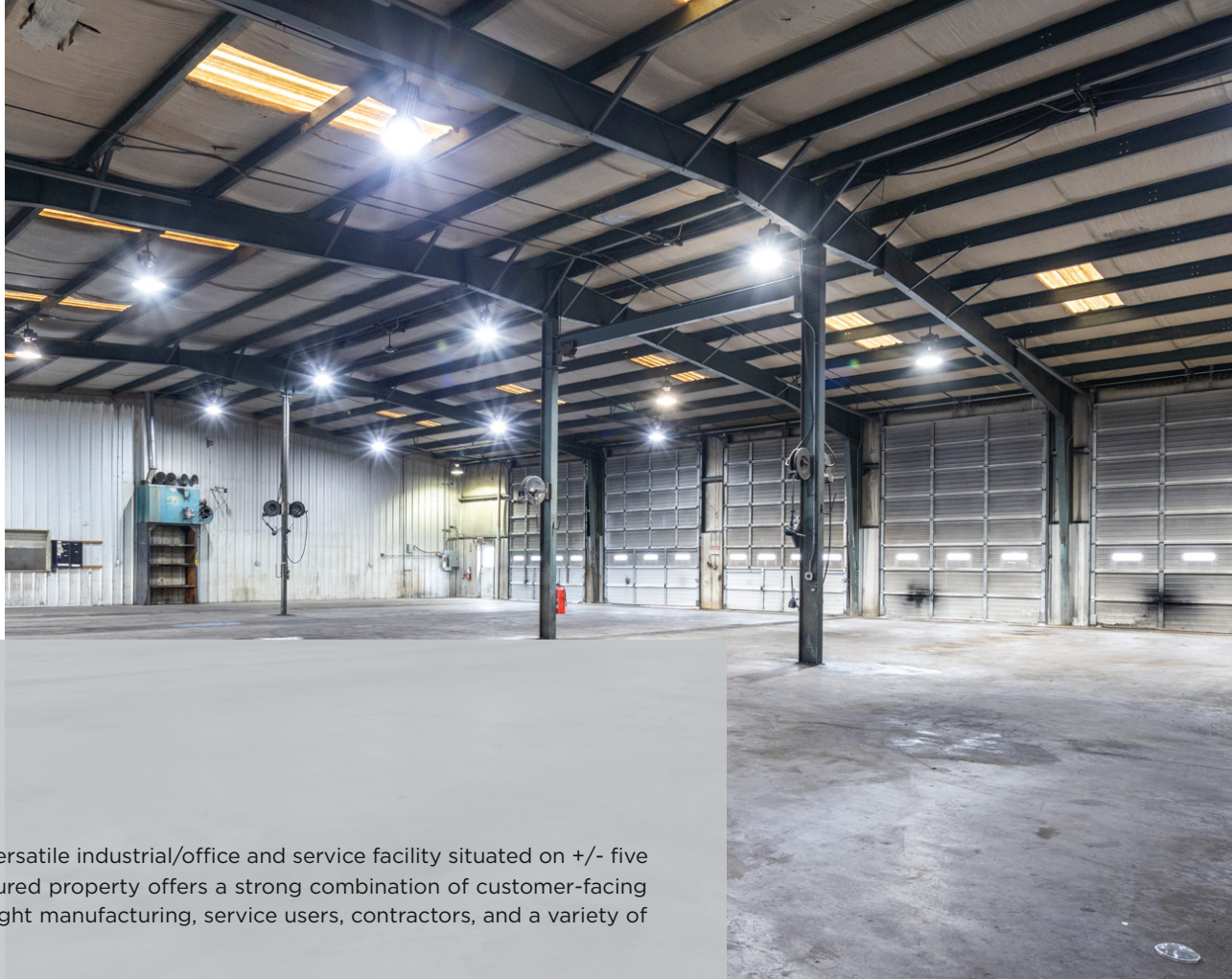
<b>SALE PRICE:</b>	\$1,400,000
<b>BUILDING SIZE:</b>	12,480 SF
<b>ACRES:</b>	+/- 5

## 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](mailto: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



SM SOMERSET MALL



US - 27 | 19,252+ VPD



Southeastern Bypass | 9,354+ VPD



# PHOTOS





# PHOTOS







**GABE MEASNER**

gabe.measner@svn.com

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.

**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.