

Economic Alliance

Flexible Commercial Flex Space Harrodsburg, Kentucky

551 Tapp Rd · Harrodsburg, KY 40330

Two available spaces · 14,235 +/- sf · 8,720 +/- sf
· 16'+ ceilings · dock access & overhead door

FOR LEASING DETAILS & PRIVATE TOUR

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THE OPPORTUNITY

A flexible Central Kentucky base built for production, R&D & distribution

551 Tapp Rd offers a rare commercial-space opportunity for users that need more than standard warehouse space. Existing layouts include lab, shop, receiving, bottling, blending, treatment, mezzanine, office, break-room, dock, and overhead-door functionality—a flexible platform for production, R&D, specialty manufacturing, packaging, fulfillment, and service operations.

Kentucky is one of the most strategically located states in the country, within a 1 day drive to roughly two-thirds of the U.S. population and a logistics network of interstates, rail, river barge, and major air-cargo hubs. For users seeking Central Kentucky affordability with access to Lexington and regional workforce, 551 Tapp Rd is a compelling option.

Source: [Kentucky Cabinet for Economic Development](#)

22,955 +/-

total sf across 2 spaces

16'+

ceiling heights

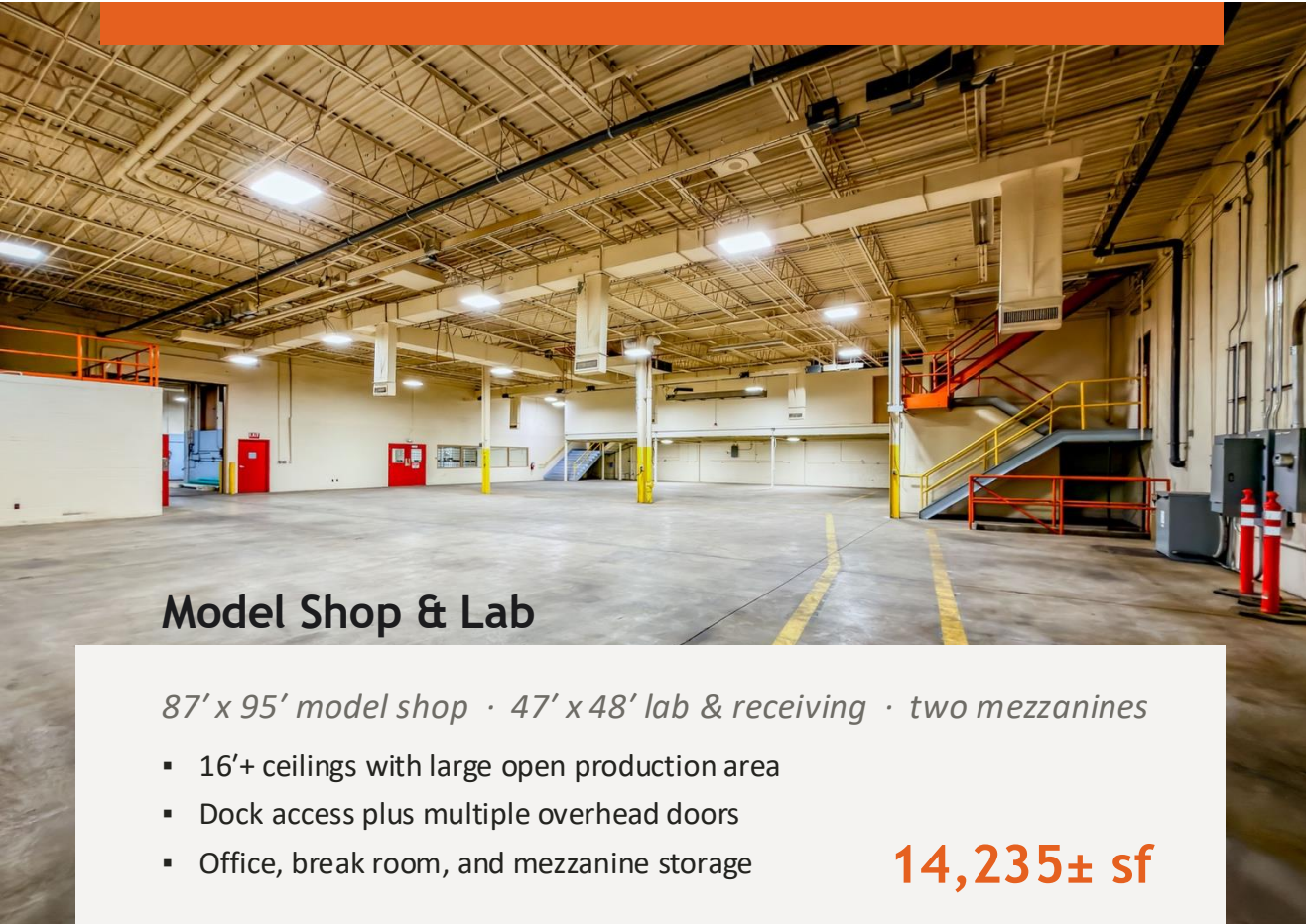
1 day drive

to 66% of the U.S. Population

#1

Lowest cost of doing business (CNBC, Kentucky)

Two distinct, move-in-flexible spaces

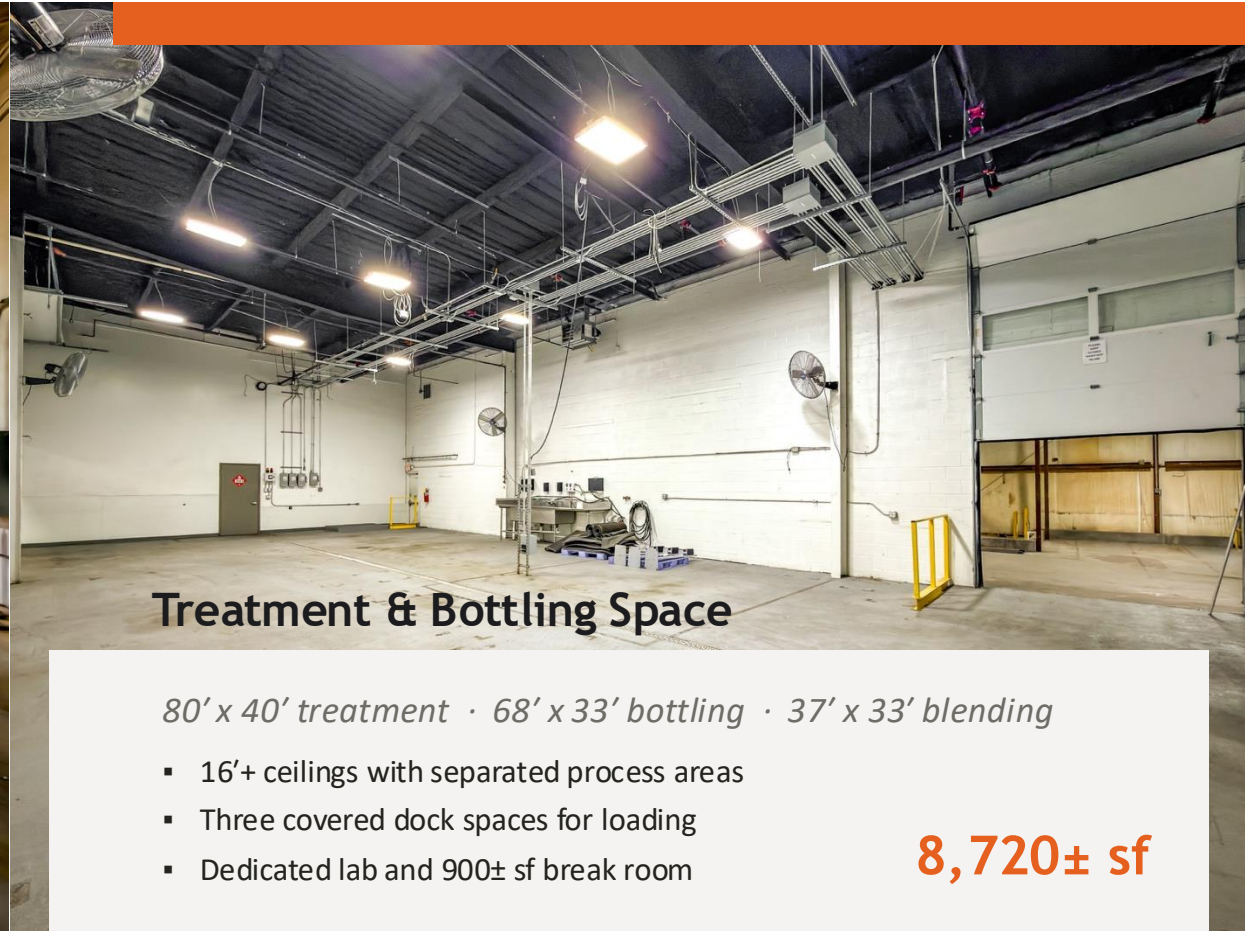


Model Shop & Lab

87' x 95' model shop · 47' x 48' lab & receiving · two mezzanines

- 16'+ ceilings with large open production area
- Dock access plus multiple overhead doors
- Office, break room, and mezzanine storage

14,235± sf



Treatment & Bottling Space

80' x 40' treatment · 68' x 33' bottling · 37' x 33' blending

- 16'+ ceilings with separated process areas
- Three covered dock spaces for loading
- Dedicated lab and 900± sf break room

8,720± sf

LOCATION ADVANTAGE

In the center of the action

Harrodsburg gives businesses a Central Kentucky base with access to Lexington, Danville, the Bluegrass region, and statewide transportation corridors—a lower-cost operating environment without losing connection to talent, suppliers, and customers. The property sits roughly 31 miles (about a 39-minute drive) from Blue Grass Airport in Lexington.

~2/3

of the U.S. population within a one-day drive

34

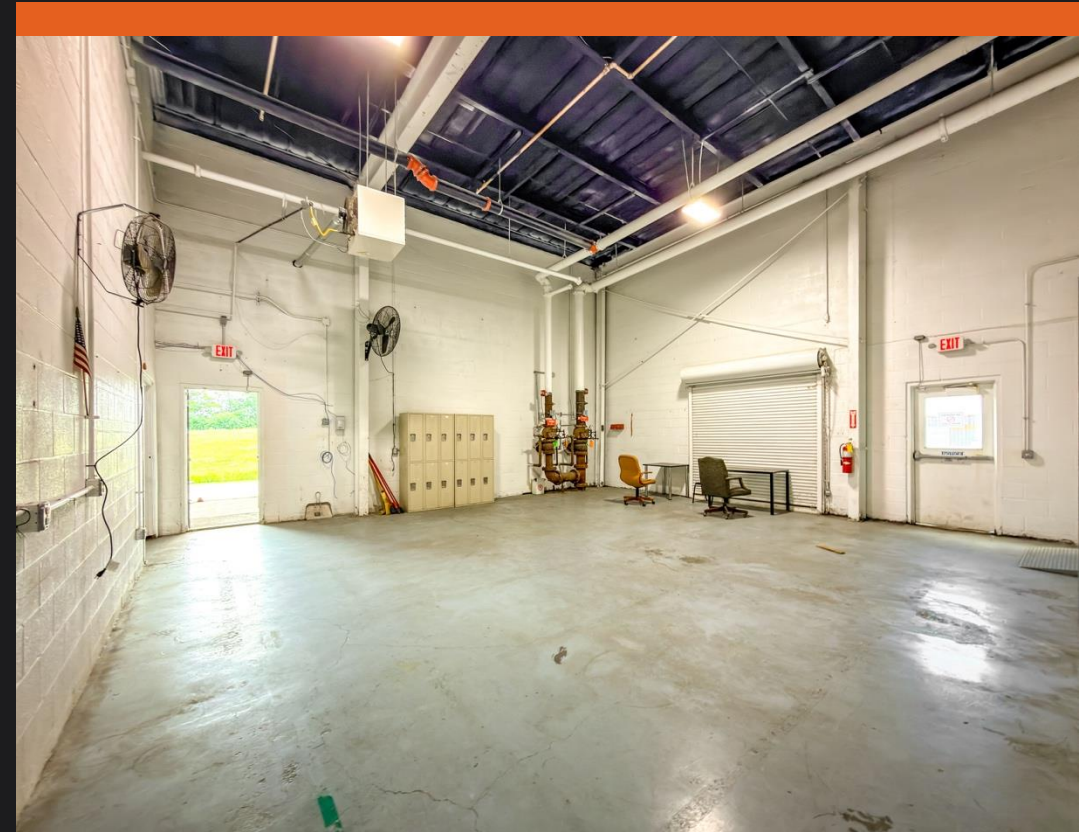
states in Kentucky's central distribution area

600 mi

reach to 65%+ of the U.S. population base

2nd

in the nation for total air-cargo shipments



Source: [Kentucky Cabinet for Economic Development](#) · [LoopNet](#)

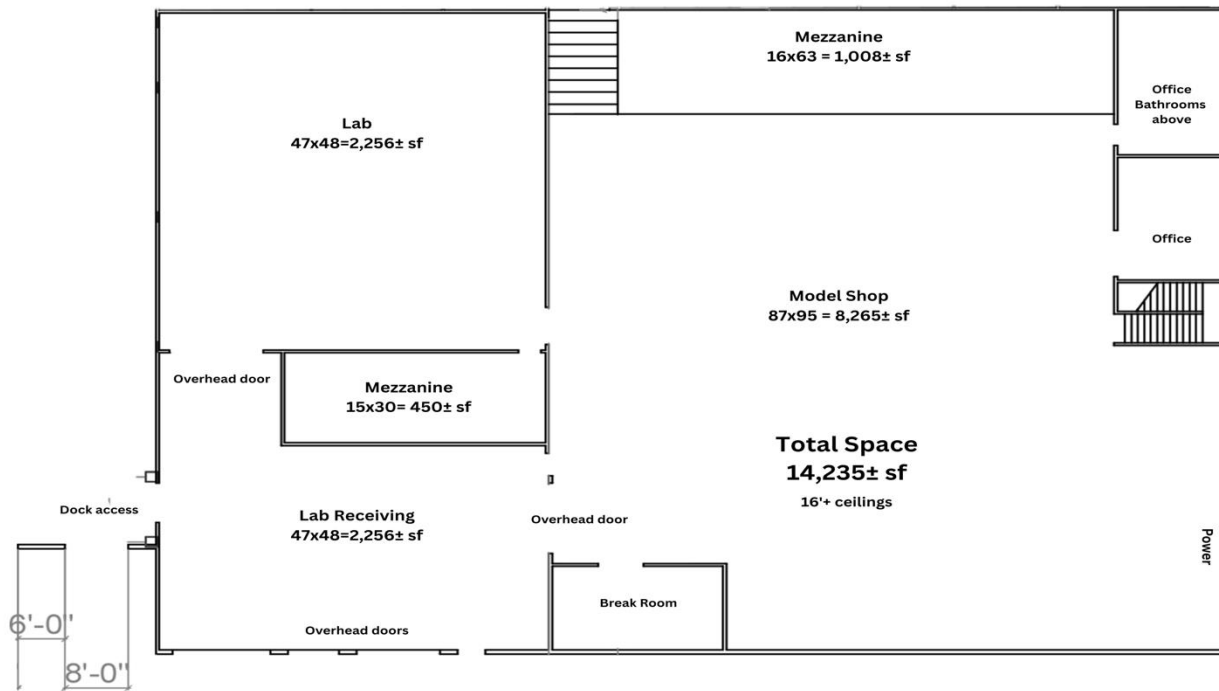


SPACE A

Model Shop & Lab

14,235 +/- sf · 16'+ ceilings · shop, lab, receiving, mezzanine, office & dock access

Floor plan & specifications



SPECIFICATIONS

Total space

14,235± sf

Model shop

87' x 95' · 8,265± sf

Lab

47' x 48' · 2,256± sf

Lab receiving

47' x 48' · 2,256± sf

Mezzanines

1,008± sf & 450± sf

Ceiling height

16'+

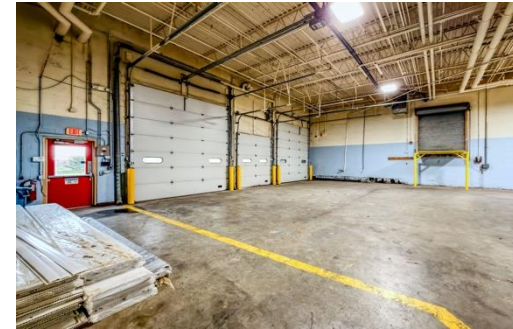
Access

Dock + overhead doors

Support

Office, baths, break room

Photo highlights



Overhead-door loading



Electrical & power service



Open production area



Office & support space

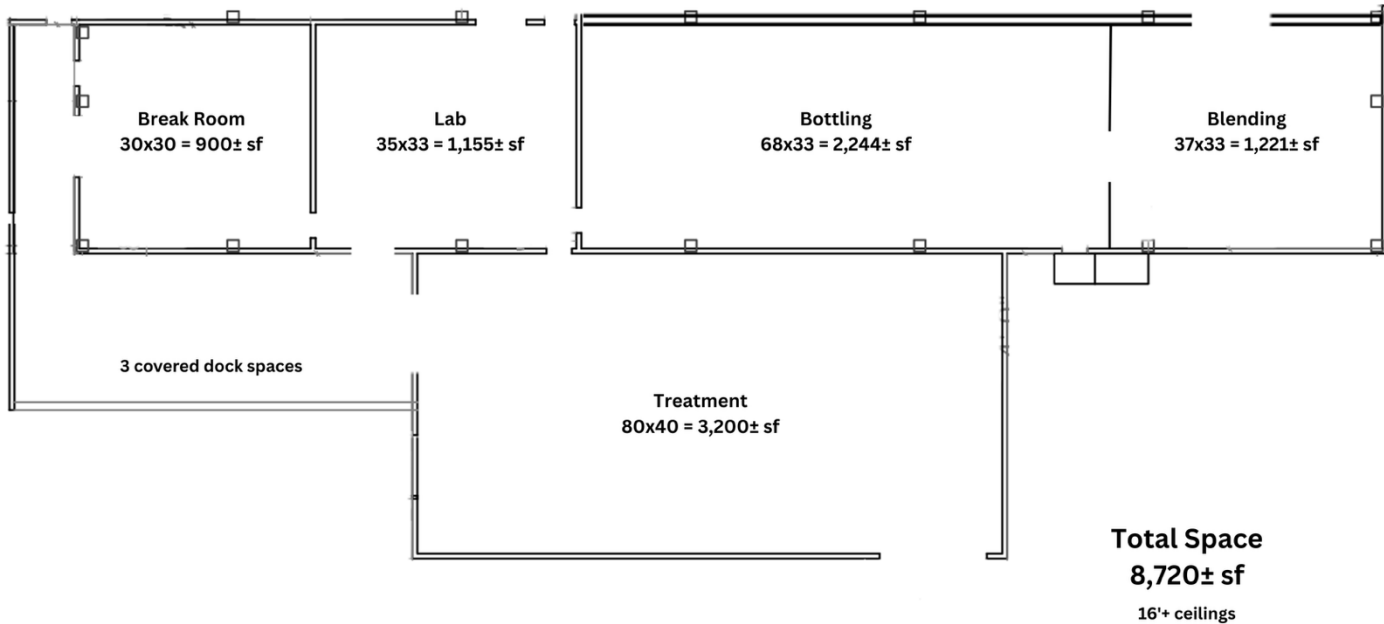


SPACE B

Treatment & Bottling Space

8,720 +/- sf · 16'+ ceilings · treatment, bottling, blending, lab & three covered docks

Floor plan & specifications



Manufacturing · Bottling · Blending · Lab · Break Room · 3 Covered Docks

SPECIFICATIONS

Total space

8,720± sf

Treatment area

80' x 40' · 3,200± sf

Bottling area

68' x 33' · 2,244± sf

Blending area

37' x 33' · 1,221± sf

Lab

35' x 33' · 1,155± sf

Break room

30' x 30' · 900± sf

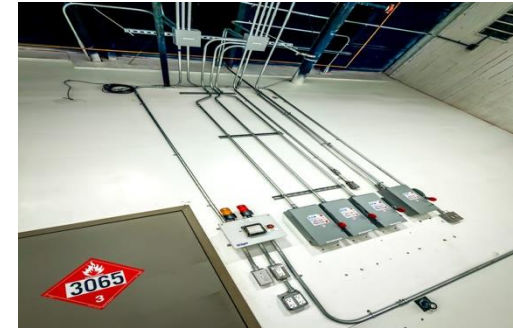
Ceiling height

16'+

Loading

3 covered dock spaces

Photo highlights



New Power, Fire Rated



Lab / process detail



Shipping & Receiving Heavy power



Covered Docks & OH Doors

A state engineered for companies that move things

Kentucky Work Ready Initiatives

Work Ready Kentucky Scholarship, which provides eligible state residents with up to 60 credit hours of tuition-free training for sectors like healthcare, advanced manufacturing, HVAC, Electrical, Plumbing, construction, IT, Auto Electric Tech, Diesel Tech, A&P, and logistics.

Kentucky Community & Technical College System—which administers most of Work Ready programs—awarded a record-breaking **47,513 total credentials** (certificates, diplomas, degrees). KCTCS saw massive spikes in specific Work Ready fields, including a 60% increase in computer sciences certificates and a 54% increase in industrial mechanics and maintenance technology certificates.

Logistics & reach

Home to UPS Worldport, DHL Americas hub, and Amazon Air—second in the nation for total air-cargo shipments.

place Kentucky in the center of a 34-state distribution area.

31 miles / 34 minutes to LEX Airport in Lexington, KY

Workforce support

No-charge, the state trained 95,000+ people and supported 5,000+ companies in 2025. Certified Trade Schools are FREE to all incomes and ages The Kentucky Work Ready Communities program is a county certification that proves to businesses and site selectors that a community has the skilled workforce.

Manufacturing momentum

~800 location/expansion projects over five years, \$28B in capital investment, and 37,000+ new jobs.

Proven export base

6,000+ manufacturing facilities, 250,000+ manufacturing workers, and a record \$47.7B in Kentucky-made exports in 2024.

Source: [Kentucky Cabinet for Economic Development — Why Kentucky](#) · [Kentucky Manufacturing](#)

A growing Central Kentucky labor base

Market	Population	Median HH income	HS grad +	Bachelor's +	Avg commute
Harrodsburg	9,576 (2020, +4.4%)	\$46,821	89.4%	18.6%	20.7 min
Mercer County	23,515 (2024, +3.9%)	\$63,115	91.1%	22.5%	28.3 min
Danville	17,562 (2024, +1.8%)	\$53,370	92.0%	26.5%	18.7 min

Lexington-Fayette regional pipeline

Nearby Lexington adds a major education and workforce pipeline. The University of Kentucky reported a record-breaking student body explosion, with overall preliminary campus enrollment climbing to an all-time high of 38,719 students in Fall 2025

23,515

Mercer County population, 2024

+3.9%

Mercer County growth since 2020

\$63,115

Mercer County median HH income

358

Mercer County employer establishments (2022)

Source: [U.S. Census Bureau — Mercer County](#) · [Danville](#) · [Harrodsburg](#) · [Data USA — Lexington](#) · [UK Enrollment](#)

Harrodsburg is part of Kentucky's advanced-manufacturing story

\$2B+

Apple & Corning

Apple's planned investment of more than \$2 billion in Corning's Harrodsburg facility ties the community to global technology supply chains.

226 jobs

Earth Breeze

Earth Breeze opened its first U.S. plant in Harrodsburg—an 81,000+ sf facility with blending, packaging, fulfillment, QC lab, and R&D.

\$2M

Megasite infrastructure

State funding for water and sewer infrastructure at the Bluegrass Innovation Gateway Megasite signals a community preparing for growth.

Source: [Kentucky 2025 Economic Development Results](#) · [Earth Breeze](#) · [Mercer County Infrastructure](#)

Best-fit users & tenant profiles

Existing layouts support workflow, loading, lab, and support functions under one roof—ideal for operators that need more than a basic warehouse.

Specialty manufacturers

Lab & R&D operations

Automotive suppliers

Packaging & fulfillment

Food & beverage processors

Formulation & blending

Contractors & service firms

Logistics & distribution support

Regional operators needing flex space



SCHEDULE A PRIVATE TOUR

Let's talk about 551 Tapp Rd

To schedule a private tour or request lease details, contact the Bluegrass Team. We can walk you through both available spaces and discuss configuration, access, and timing.

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