

FOR SALE

Campbellsville Industrial Opportunity

3328 NEW LEBANON ROAD | CAMPBELLSVILLE, KY 42718

South Bypass Rd

New Lebanon Rd. | 10,700+ VPD

PRESENTED BY:

GABE MEASNER

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JOHN BUNCH, SIOR

C: 859.433.8911 || john.bunch@svn.com

WESTON LOCKHART

C: 859.317.3538 || weston.lockahrt@svn.com



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 57,825 SF industrial facility
- 3 Acre Site
- 5 dock doors, 1 oversized drive in door
- 3 phase 480v available
- Clear Height - 24' sloping to 14' Eaves
- Column spacing 49X24

OFFERING SUMMARY

SALE PRICE:	\$1,800,000
BUILDING SIZE:	57,825 SF

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PROPERTY DESCRIPTION

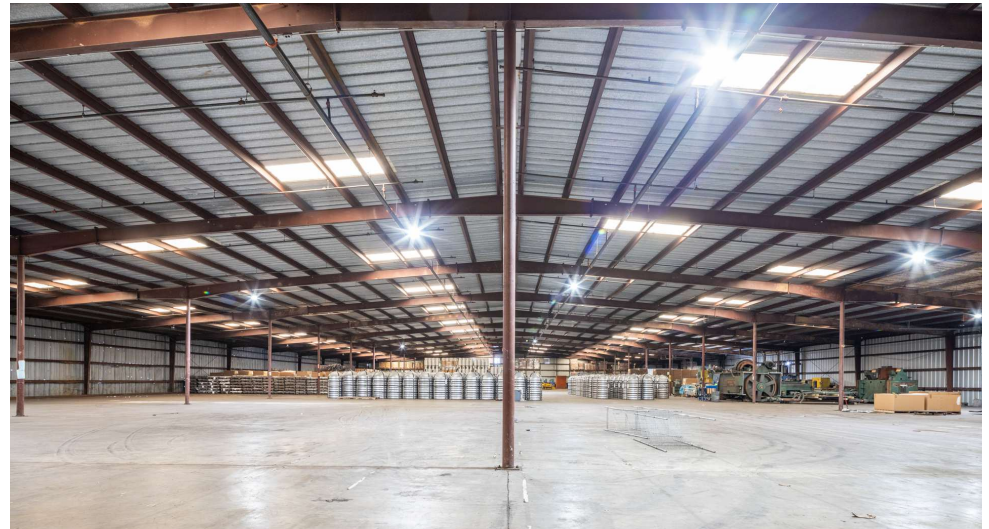
SVN Stone Commercial Real Estate is pleased to bring to market this 57,825 SF industrial facility located in Campbellsville, KY.

3328 New Lebanon Road is a 3-acre site situated at the intersection of Highway 68 and the Heartland Bypass, providing easy access in and out of the property.

This 57,825 SF industrial facility presents an excellent opportunity for manufacturing, distribution, or warehousing operations, with potential for expansion. The property features five dock doors and one oversized drive-in door, ensuring seamless loading and unloading of large equipment and materials. With ceiling heights ranging from 24 feet sloping to 14 feet, the space can accommodate a variety of operational needs. Additionally, 3-phase power is available on-site to support heavy-duty equipment.

This is a prime opportunity to secure industrial space in Central Kentucky, where demand for property continues to grow in an increasingly competitive market. For more information or to schedule a tour, please contact Gabe Measner (859-630-7106, gabe.measner@svn.com), John Bunch (859-433-8911, john.bunch@svn.com), or Weston Lockhart (859-317-3538, weston.lockhart@svn.com).

ADDITIONAL PHOTOS



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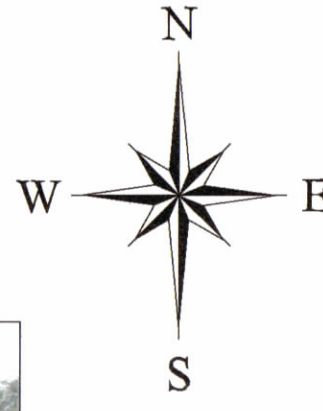
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TAYLOR COUNTY, KENTUCKY
PVA#: 51-011

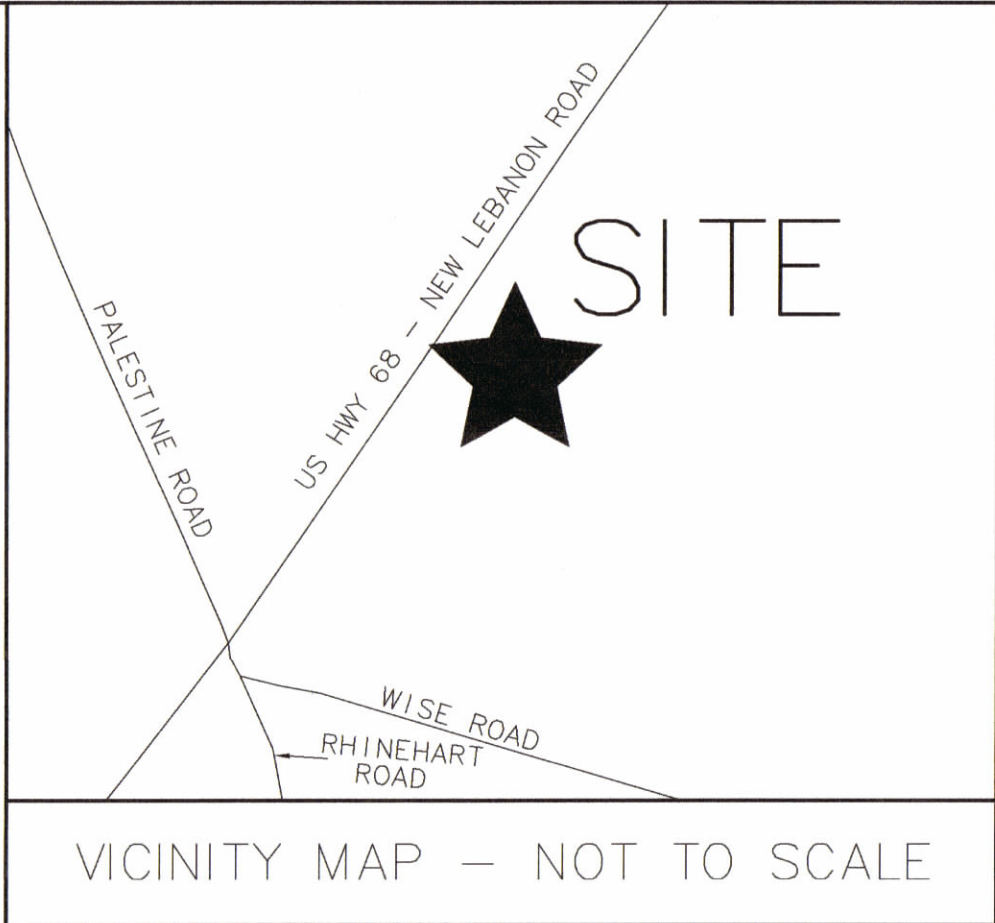
A certain tract of land located approximately 3.2 miles northeast of Campbellsville, Kentucky, being on the east side of New Lebanon Road (New Lebanon Road right of way varies per SP 109-28-5 Project no. F534(32)) in Taylor County, Kentucky, and being the site of the "Iron Pin and Cap" is hereby referred to herein as the "Iron Pin and Cap" is a set Winch rebar 18 inches long marked "TUNGATE 3997". Any monument referred to as an "Iron Pin and Cap set as witness" is a set Winch rebar 18 inches long with a blue cap marked "W" and "3997" and the word "TUNGATE" is a 1/2 inch diameter yellow plastic disc stamped "Tungate 3997". All bearings stated herein are referenced to Geodetic North as observed by GPS on April 10, 2023.

Beginning at an existing Winch iron pin in the line of the City of Campbellsville Housing Authority property (Deed Book 192, Page 178 which was L&N Railroad Right of Way. Deed Book 109, Page 92); said iron pin also being a corner of the Larry Blake Pinson property (Deed Book 222, Page 770); thence with said Campbellsville Housing Authority property (Deed Book 192, Page 178) and with said L&N Railroad Right of Way existing Winch iron pin, a corner of the C4 Holdings, LLC property (Deed Book 305, Page 159, Parcel 1 - Lot 1); thence with said C4 Holdings, LLC property South 75 degrees 34 minutes 34 seconds East 34.57 feet to a 1/4" iron pin marked "DABNEY 3319", a corner of the Carlton Daniel Watson property (Deed Book 323, Page 353); thence with said Watson property South 34 degrees 18 minutes 15 seconds West 30.00 feet to an Winch iron pin and cap, a corner of said Pinson property; thence with said Pinson property (Deed Book 222, Page 770) North 65 degrees 15 minutes 15 seconds East 65.25 feet to the beginning containing 3.00 acres according to a survey by Gregory H. Tungate, PLS #3997 with Miller, Tungate Land Surveying, LLC, June 14, 2023 and being the property conveyed to the Taylor County, LLC by deed of record in Deed Book 316, Page 755 in the Taylor County Clerk's office.

GPS NOTE:
The survey shown hereon is based on GPS data collected by Miller, Tungate Land Surveying, LLC, using both Static and RTK methods with dual frequency Carlson BR6+ and BR7 receivers. Data was also collected using conventional EDM equipment. The Kentucky Single Zone Coordinate, NAD 83 was used for coordinate system. Acceptable positional tolerances were achieved by redundant measurements on all GPS control points.



DETAIL "C"



DETAIL "B"

LEGEND

- ⊙ Iron Pin
(1/2 inch rebar 18 inches long, with cap marked TUNGATE 3997) set this survey unless otherwise noted.
- Existing Iron Pin and Cap
- ⊠ Existing Iron Pin (DABNEY 3319)
- ⊙ Bench Mark – unless otherwise noted
(1/2 IRON PIN and CAP MARKED TRAVERSE)
- OHE Overhead Electric Utility
- + SPOT ELEVATIONS
- ⊗ VALVE (UNDERGROUND GAS LINE)
- UNDERGROUND GAS LINE
- △ Unmarked point.
- UTILITY POLE – no light "UT"
- UTILITY POLE – with light "UTL"
- SERVICE POLE – "SER"
- GUY WIRE – "GUY"
- FIRE HYDRANT "FH"
- ⊠ STORM DRAIN
- ⌵ RIGHT OF WAY BRACE POST
- ➔ FLOW OF TRAFFIC
- ℙ PROPERTY LINE
- POB POINT OF BEGINNING



SCHEDULE B – PARCEL 1

9. Easements, building setback lines, conditions, restrictions and notes as set forth on the recorded plat of record in Deed Book 109, Page 32, and in Deed Book 110, Page 176, in the Taylor County Clerk's Office, as to Parcel 1.

Deed Book 110, Page 176 - Is the current entrance to property shown hereon:
Deed Book 109, Page 92 - Surveyor's Opinion: This easement was for installing railroad tracks for loading and

SURVEYOR'S NOTES

2. Bearings are referenced to Geotect North as observed by GPS on April 10, 2023.
3. This survey does not constitute a title search by the surveyor. All information regarding recorded easements, and other matters that might affect the quality of title to the parcel shown hereon, were obtained through a Certified Title Commitment titled "Stratford Group" dated March 24, 2023 conducted by First American Title Insurance Company.
3. All data sources, documents and records shown hereon are on file in the Taylor County Clerk's Office located in Campbellsville, Kentucky.
4. Survey prepared from field work performed in April and May 2023. All monuments shown hereon are in good condition unless noted otherwise.
5. Buildings shown hereon as of May 2023.
6. There is evidence of recent earthwork or grading activities. See Detail "C" (shown hereon) – New Fire Hydrant Installed.
7. There is no evidence of any recent building construction.
8. There is no delineation of any wetlands nor was any documentation of wetlands provided during the course of this survey.
9. See note 17 for encroachments discovered during the course of this survey.
10. This is not a recordable document for transfer of title.
11. CURRENT ZONING: Parcel is outside of the Campbellsville City limits. Located in Taylor County, which has no Planning and Zoning. No setback lines were discovered.
12. The property shown hereon is the same property conveyed to Stratford Group, LLC by deed which is of record in Deed Book 318, Page 756 in the Taylor County Clerks Office.
13. Property shown hereon is located in Zone X of NFIP FIRM Map #21217C0160C effective date of May 24, 2011. Zone X is outside the 0.2% annual chance flood with no base flood elevations determined.
14. Subject: Boundary and Acre differences: Boundary bearings are different from Deed Book 318, Page 756 because there was a new GPS reading taken in the field on April 10, 2023, Kentucky Single Zone.
15. KY HWY 68 – New Lebanon Road right of way varies per SP 109–28–5. Project No F534(32).
16. Water pump station for old fire sprinkler system: "No longer in service".
17. Existing concrete pad and propane tank are encroached approximately 1.5'.
18. Water lines not marked by utility company at time of field work.
19. Deed Book 109, Page 2 states "not exceed fifty (50) feet to provide access to the above described lot for both a rail track and roadway for motor vehicles for loading and unloading therefrom, provided however, also see Deed Book 110, Page 76, shown hereon, stated: Jude M. Wheel, herein, conveyed three acres of land, more or less, located in Taylor County, Kentucky to the grantee together with an easement fifty (50) wide leading from a roadway crossing the L & N Railroad and extending across lands belonging to the grantors and leading to lands conveyed to grantee, and"



DETAIL "A"

SURVEYOR'S CERTIFICATION
For: Stratford Group, LLC, Forcht Bank,
First American Title Insurance Company and Wyatt Tarrant & Combs

This is to certify that this map, or plat, and the survey on which it was based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA. The field work was completed in May, 2023.

Gregory H. Tungate / July 19, 2023 _____ Date
Gregory H. Tungate, Surveyor
Kentucky #3997

Surveyor's Note:
This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements, appurtenant easements or any other

UTILITY DISCLAIMER
Miller, Tunge Land Surveying, LLC (the surveyor) has not physically located the underground utilities, above ground and underground, in the vicinity of the work to be performed, taken from visible appearances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area or that there are no additional utilities. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities in excavation must not rely on known underground utility owners, no less than three (3) or more than ten (10) working days prior to the date of their intent to excavate and also avoid any possible hazard or conflict. KENTUCKY CALL 811.



CONTACTS

ELECTRICAL:
TAYLOR COUNTY SECC
625 WEST MAIN STREET
CAMPEMBELLVILLE, KENTUCKY 42718
800-931-4551

GAS:
ATMOS ENERGY
1-888-286-6700

**CITY OF CAMPEMBELLVILLE,
PLANNING AND ZONING**
CITY OF CAMPEMBELLVILLE
400 INGRAM
CAMPEMBELLVILLE, KENTUCKY 42718
270-789-3133
CONTACT: ALAN CABREE

WATER:
CAMPEMBELLVILLE MUNICIPAL WATER
& SEWER SYSTEM
110 SOUTH COLUMBIA AVE.
CAMPEMBELLVILLE, KENTUCKY 42718
270-789-3133

SEWER:
CAMPEMBELLVILLE MUNICIPAL WATER
& SEWER SYSTEM
110 SOUTH COLUMBIA AVE.
CAMPEMBELLVILLE, KENTUCKY 42718
270-789-3133

TRANSPORTATION:
CITY OF CAMPEMBELLVILLE
100 TERRI STREET
CAMPEMBELLVILLE, KENTUCKY 42718
270-465-7011


SITE AS BUILT FOR
STRATFORD GROUP, LLC
NEW LEBANON ROAD
TAYLOR COUNTY, KENTUCKY

PROPERTY LOCATION:
3328 NEW LEBANON ROAD
CAMPBELLSVILLE, KENTUCKY 42718
TAYLOR COUNTY
PVA: 51-011

CLIENT:
STRATFORD GROUP
321 EAST MAIN STREET
CAMPBELLVILLE, KENTUCKY 42718

SCALE: 1 INCH = 30 FEET

30 15 0 30



GRAPHIC SCALE

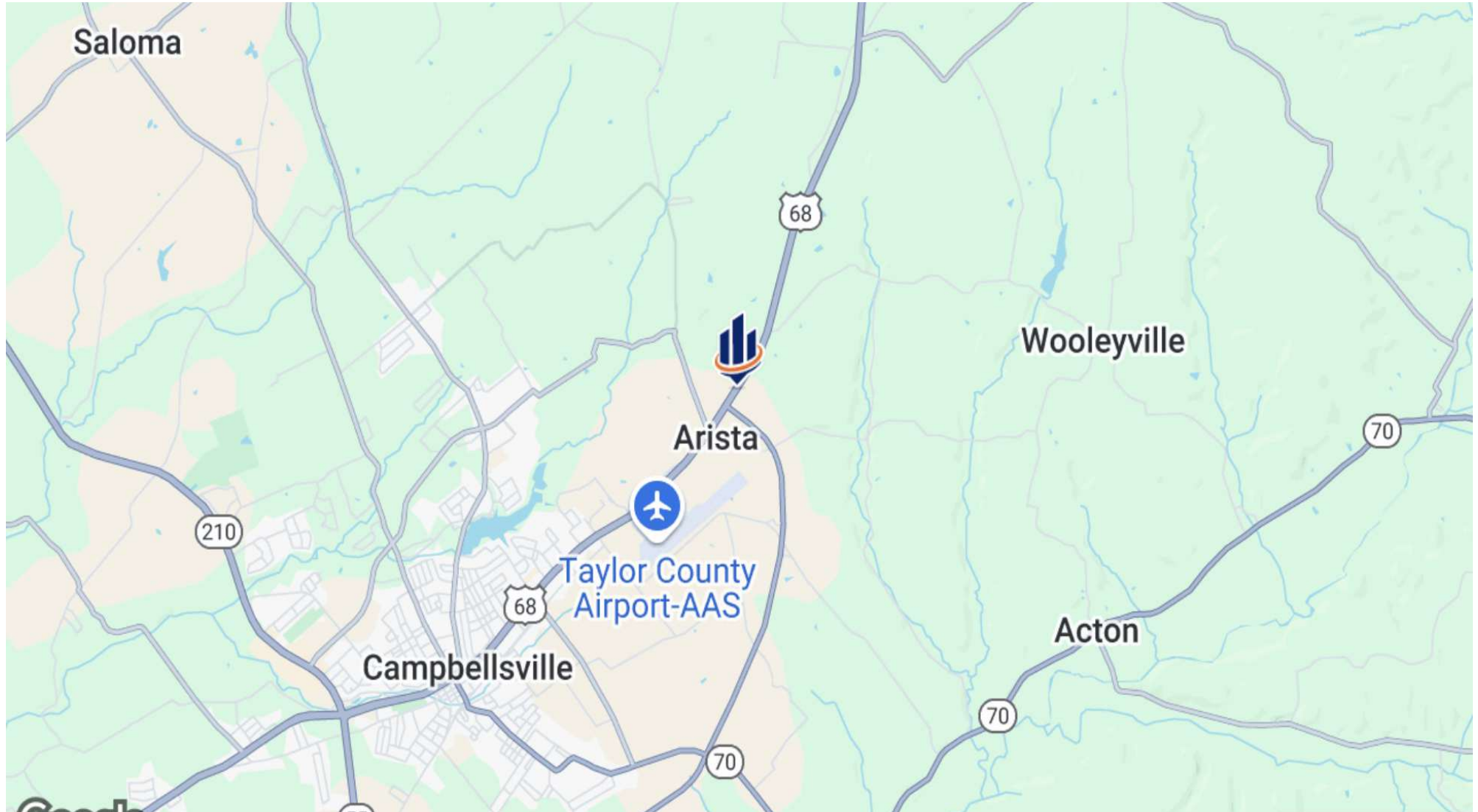
SURVEY COMPLETED: JUNE 20, 2023
DATE OF PLAT: JULY 19, 2023

THIS SURVEY COMPLIES WITH 201 KAR 18:15

MILLER, TUNGATE LAND SURVEYING, LLC.
110 E. FIRST STREET

PROJECT NO.
031SG23

LOCATION MAP

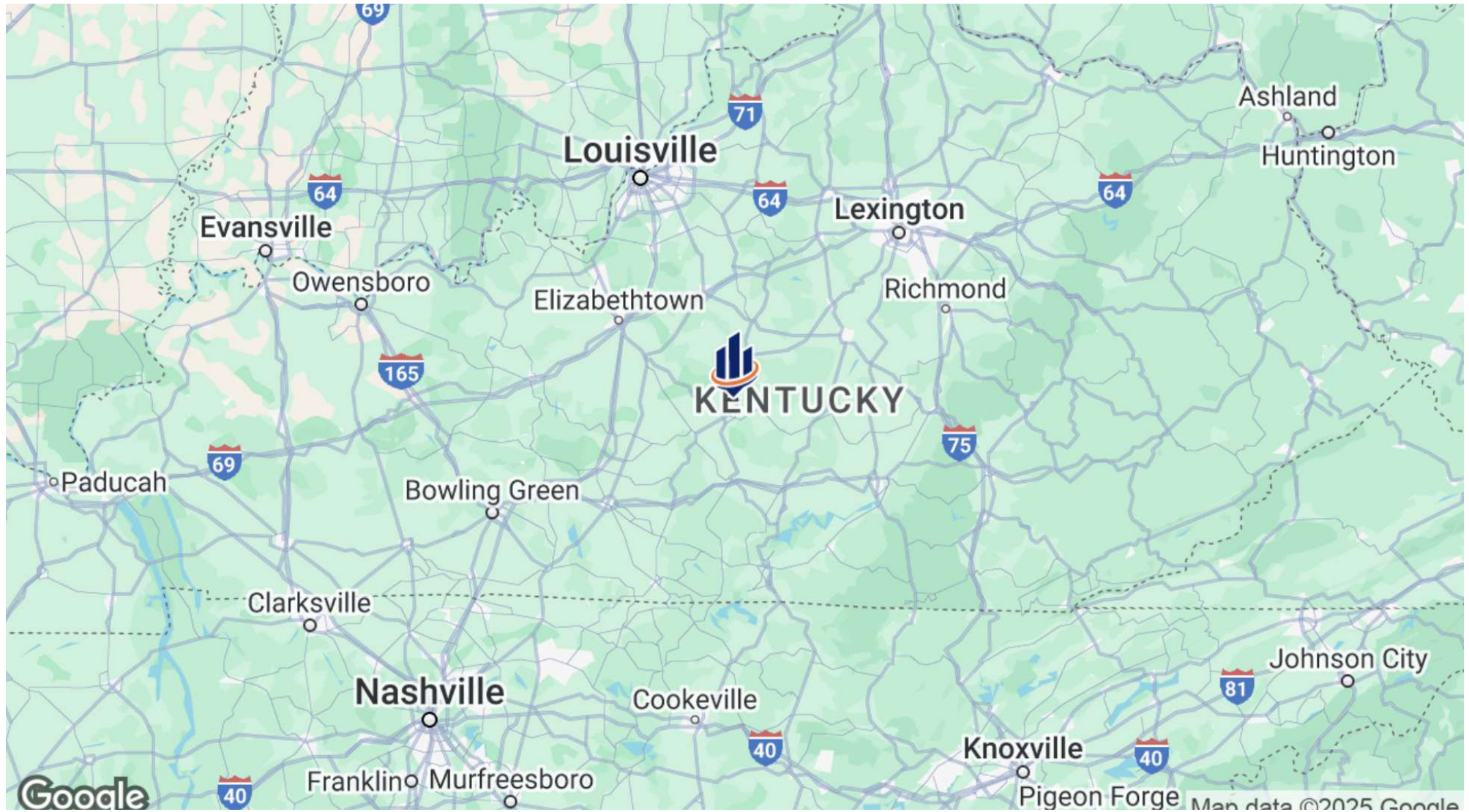


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LOCATION MAP



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ADVISOR BIO



GABE MEASNER

Advisor

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Office: **859.306.0607** | Cell: **859.630.7106**



PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

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ADVISOR BIO



JOHN BUNCH, SIOR

Senior Advisor

John.bunch@svn.com

Office: 859.306.0602 | Cell: 859.433.8911

EDUCATION

Bachelors (Business) - University of Kentucky



MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors



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

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

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ADVISOR BIO



WESTON LOCKHART

Advisor

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Office: 859.306.0613 | Cell: 859.317.3538

EDUCATION

University of Kentucky Gatton College of Business & Economics,
Bachelor of Business Administration - Magna Cum Laude

MEMBERSHIPS AND ASSOCIATIONS

Kentucky & Tennessee Talent Development Chair - ICSC
Kentucky Commercial Real Estate Alliance Committee
Commercial Property Association of Lexington

PROFESSIONAL BACKGROUND

Weston Lockhart serves as an Advisor with SVN Stone Commercial Real Estate focusing on Retail Real Estate. He is a native of Lexington and received a Bachelor of Business Administration from the University of Kentucky. During his time at SVN, Weston has worked successfully with clients assisting with asset acquisition/disposition, site selection for national and local retailers, and property repositioning through lease-up.

Weston serves as the Kentucky / Tennessee Talent Development Chair for ICSC and is heavily involved in Retail Real Estate in the Southeast. Weston has worked closely on portfolio expansion with the following tenants: Popeyes Chicken, Goodwill Industries of Kentucky, Driven Brands, Ractetrac, Five Guys Burgers and Fries, Pizza Hut, Bargain Hunt, Take 5 Oil Change & more. Being in a relationship-driven industry, he views himself as another team member for Emerging Brands, Developers, and Investors in order to achieve their goals and optimize their respective businesses and investment portfolios.

Weston currently resides in the heart of Lexington with his wife, Abby. He is passionate about the growth of Kentucky, fly fishing, and finding the perfect camping spot (by a creek, preferably) at Red River Gorge. You can contact Weston at (859)-317-3538 or weston.lockhart@svn.com.

CLIENTS I'VE SERVED



SVN | Stone Commercial Real Estate

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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.

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