

📍 3201 LEBANON ROAD DANVILLE, KY 40422



INDUSTRIAL FACILITY - FOR LEASE

**±794,000 SF Industrial Facility on 100 Acres
(+213 Acres Available)**

43,000 SF OF TWO-STORY, MODERN, AIR-CONDITIONED OFFICE

INTERIOR RAIL SERVED (NORFOLK SOUTHERN RAIL, INTERIOR SPUR, 3 EXTERIOR SPURS)

FULLY AIR-CONDITIONED (100% WITH ROOFTOP TRANE UNITS)

12 MW AVAILABLE TODAY WITH EXPANDABLE CAPACITY TO 30 MW

PROPERTY OVERVIEW

This ±794,000 SF modern industrial facility in Danville, Kentucky combines proven infrastructure with recent upgrades, maintaining excellent condition. Direct Norfolk Southern rail access, 12 MW heavy power capacity, 100% air conditioning, and 27 dock doors support manufacturing and distribution operations. With 43,000 SF of office space, 1,000+ parking spaces, and 213 additional developable acres, the property offers growth potential. Strategic location on State Highway 127 provides access to Interstate 64 and 75, positioning the facility 83 miles from Louisville, 47 miles from Lexington, and 130 miles from Cincinnati. A compelling industrial opportunity in the Southeast.

WAREHOUSE FEATURES

CLEAR HEIGHTS: 28'-30' Clear, 52' Clear In 20K SF High Bay

OFFICE SUPPORT: 43,000 SF Two-story, Air-conditioned Office Space

POWER: 12 MW Available With Expandable Capacity to 30 MW

UTILITIES: 6" Water Line, 8" Sewer Line

Natural Gas By ATMOS Energy, LED Lighting, ESFR Sprinkler System

LOADING: 27 Dock Doors With Load Levelers, Seals & Locks

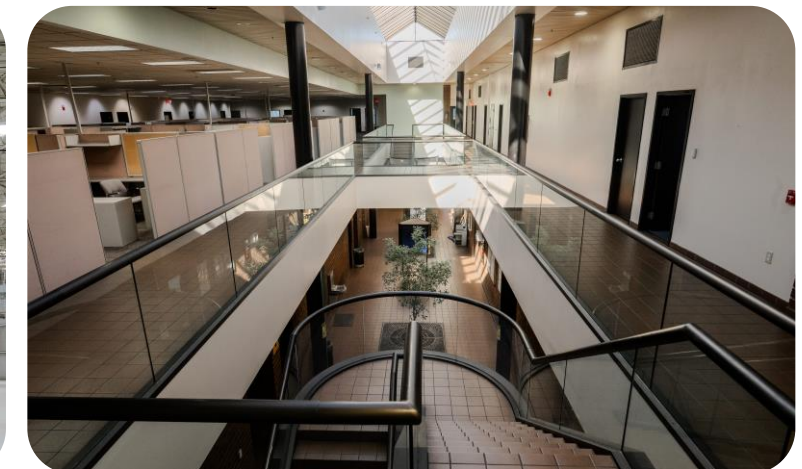
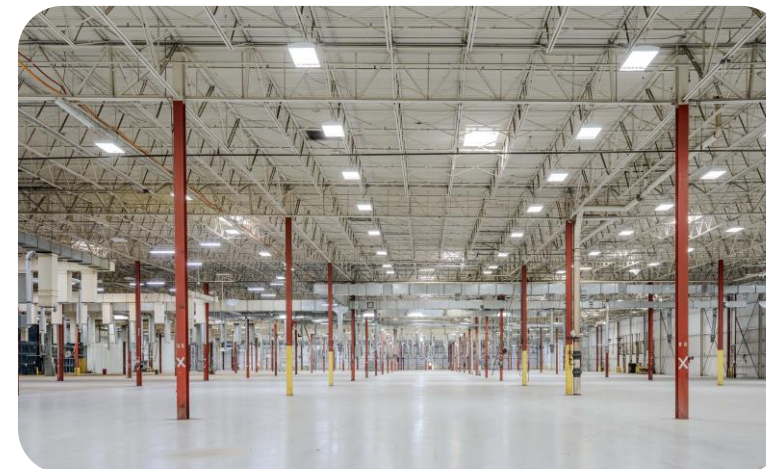
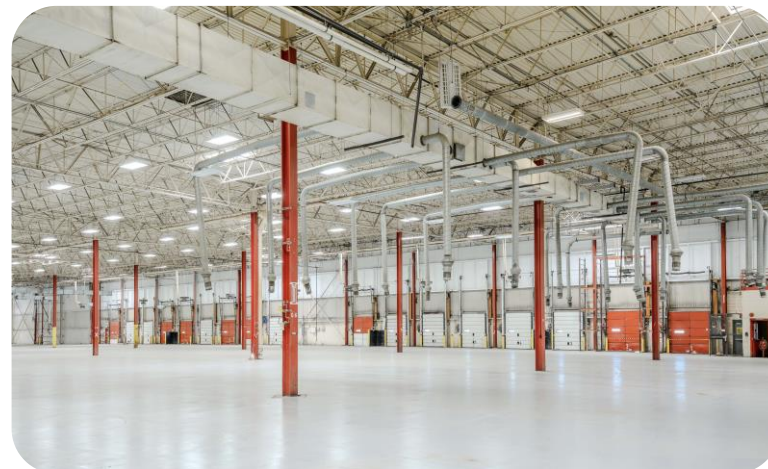
PARKING: 1,000+ Paved, Marked And Lighted Surface Parking Spaces

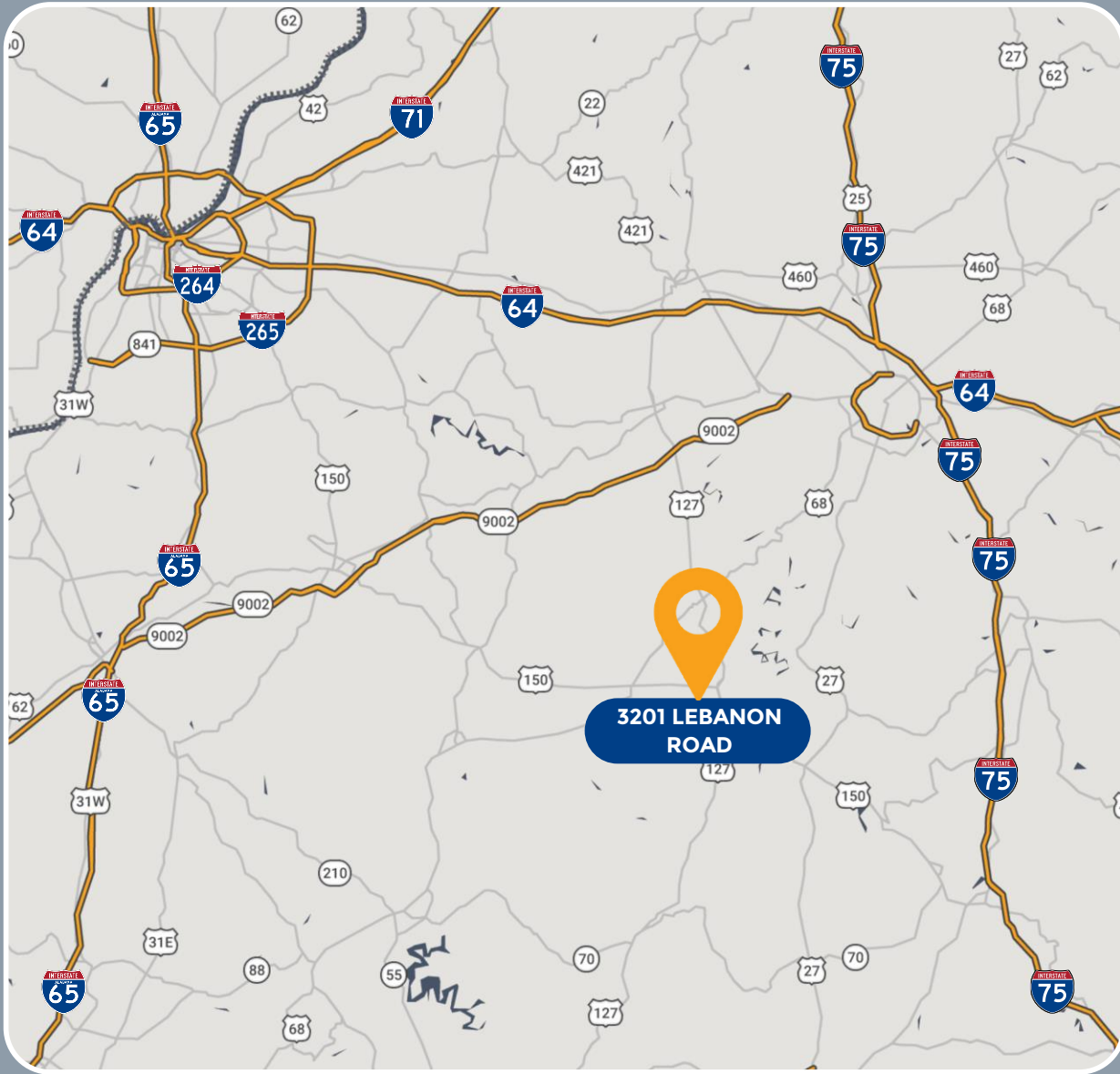
LOCATION: State Highway 127, Access To Interstate 64 & 75; 83 Miles To Louisville, 47 Miles To Lexington; Norfolk Southern Rail Access

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3201 LEBANON ROAD

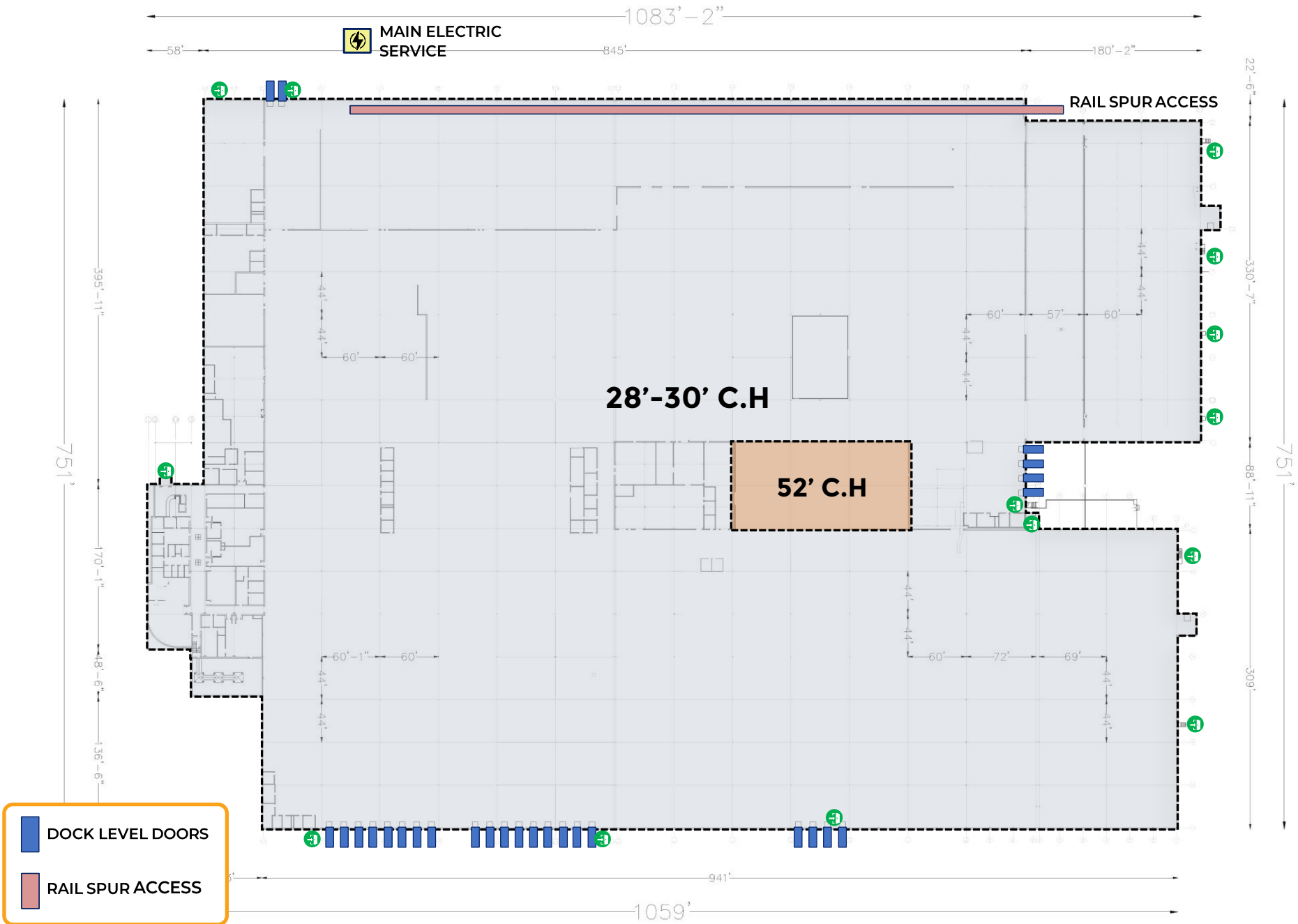
HIGHWAY ACCESS

- State Highway 127 direct access
- Access to Interstate 64 & Interstate 75

REGIONAL CONNECTIVITY

- 47 miles to Lexington, KY
- 83 miles to Louisville, KY
- 130 miles to Cincinnati, OH

FLOOR PLAN



- DOCK LEVEL DOORS
- RAIL SPUR ACCESS



Preferred Investments is a team of accomplished value-add real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.





AREA

±794,000 SF Building

±100 Acre Site

DEVELOPABLE ACREAGE

213 Acres

FLOOR SLAB

8"-12" Thick Reinforced Floors

CONSTRUCTION

WALLS: Brick on Block and Insulated Metal

ROOF: Built up tar and gravel and TPO

COLUMNS: Steel I-beams, 40' x 60' spacing

CLEAR HEIGHTS

28'-30' Clear Production Area

52' Clear In 20k Sf High Bay

POWER SUPPLIED

Kentucky Utilities

69KV Line on-site

12 MW Available Today With Expandable Capacity to 30 MW

OFFICE

43,000 SF TWO-STORY AIR-CONDITIONED OFFICE

TRUCK LOADING

27 Dock-level Doors With Load Levelers, Seals, Locks & Lights

NS RAIL SPUR ACCESS

NS Rail With Interior Spur And 3 Exterior Spurs

PARKING

1,000+ Paved, Marked, Lighted Parking Spaces

Expansion Available On Adjacent Acreage

BUILDING UTILITIES

UNMATCHED INDUSTRIAL ADVANTAGE

BUILDING DETAILS

HVAC SYSTEMS

INDUSTRIAL FACILITY

Available For Immediate Move In

ZONING

Heavy Industrial

DATE OF CONSTRUCTION

1985 With Additions In 2007 And 2008

PROPERTY CONDITION

Excellent

TRANSPORTATION

Ideally located on state highway 127 – Providing access to Interstate 64 and Interstate 75; 83 miles to Louisville, KY and 47 miles to Lexington, KY and 130 miles to Cincinnati, OH

SINGLE TENANT READY

FOR RENT

Reach Out For Pricing

HEAT

Fully Heated With Boiler System And Gas Fired Ceiling Units

AIR CONDITIONING

100% Air-conditioned Facility With Roof Top Trane Units

VENITLATION

Exhaust Fans And Louvers

COMPRESSED AIR:

Air Lines And Drops Located Throughout Manufacturing Area;

10 Air Compressors (6 Gardner Denver, 1 Sullair, 2 Kaeser, 1 Atlas Copco)

ESFR SPRIKLER

100% Wet And ESFR