

ALL FIELDS DETAIL



(43) MLS #	135296	(57) Stories	One
(49) Asking Price	\$574,900	(58) Parking Capacity	21-50
(46) Class	Commercial/Industrial	(59) Shared Parking	No
(47) Type	Warehouse	(60) Basement	No
(48) County	Graves		
(50) Address	280 Luisa Ln.		
(52) City	Mayfield		
(53) State	KY		
(54) Zip	42045		
(55) Status	Active		
(56) Sale/Rent	For Sale		

GENERAL

(36) Client Hit Count	1	(37) Agent Hit Count	32
(38) VOW Include	Yes	(39) VOW Address	Yes
(40) VOW Comment	Yes	(41) VOW AVM	Yes
(61) Agent	Ella E Burgess - Cell: 270-562-1324	(63) Listing Office 1	Arnold Realty Group - OFFICE: 270-558-1338
(64) Listing Agent 2	Drew Harrison - Cell: 270-519-8111	(65) Listing Office 2	Arnold Realty Group - OFFICE: 270-558-1338
(68) Listing Date	1/15/2026	(70) Board	Realtor Association of Western Kentucky, Inc
(72) Deed Book/Page	330/508	(76) Office Sq Ft	638
(78) Warehouse Sq Ft	13922	(81) Other Sq Ft Description	Upstairs Flex Space
(82) Other Sq Ft	2560	(83) Aprox Total Bldg Sq Ft	14560
(84) Approx Price per Sq Ft	\$39	(85) Sq Ft Source	PVA
(86) Owner/Agent	No	(87) Restriction (Y/N)	Y
(88) Contingencies (Y/N)	N	(89) Vacant (Y/N)	Y
(90) Leased (Y/N)	N	(91) City Limits (Y/N)	N
(92) Appx Age	30+	(93) # Buildings	1
(95) Update Date	1/15/2026	(98) Directions	Going SW on I-69 S take Exit 24, head right on the ramp for KY-121 /Wickliffe. Turn right onto KY-121. Turn Left at intersection onto Luisa Ln. Destination is on the right.
(103) Foreclosure (Y/N)	No	(108) Status Date	1/15/2026
(109) Associated Document Count	0	(110) Original Price	\$574,900
(5) Location	Other	(67) Owner's Full Name	Wesley & Tammy Goin
(34) Geocode Quality	Exact Match	(18) Picture Count	50
(19) Days On Market	2	(10) Price Per SQFT	\$39.48
(23) Input Date	1/15/2026 9:06 PM	(24) Update Date	1/15/2026 9:06 PM
(128) Delayed Marketing?	No	(130) Floor Plans Count	0

FEATURES

Occupant	Land use/topography	Construction	Walls
Vacant	Level	Steel	Other/See Remarks
Showing instructions	Possession	Foundation	Dry Wall
List Agent Accompany	Immediate with Deed	Slab	Log
ShowingTime 800-746-9464		Exterior finish	Doors & windows
Location	Documents on file	Aluminum	Metal Frame
County	Aerial Photo	Metal	Screens
Dead End Street	Utilities available	Roof	Basement
	Natural Gas Available	Metal	None
Property type/use	Water	Heating	Floor covering
Manufacturing Facility	Public/Municipality	Forced Air	Concrete
Offices	Sewer	Natural Gas	Restrictions
Rental/Storage	Public/Municipality	Cooling	Deed
Warehouse	Gas Company	Central Air	Zoning
Access	Atmos Energy	Attic	Overhead doors
Blacktop	Electric Company	Other/See Remarks	1 - 3 Doors
Gravel	Western KY RECC		Dockage
Interstate < 1 Mile	Style		Dock Height
Paved Road	1 Story		Other/See Remarks
Public Road	Other/See Remarks		
State Highway			

REMARKS FOR AGENTS

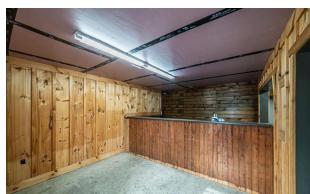
(113) Remarks For Agents	Room Sizes: Conference Room: 19.5' x 13.9' Reception: 17.1' x 12.3' Common Area: 24.3' x 10.11' Office 1: 15.5' x 9.8' Office 2: 10.8' x 7.7' Office 3: 11.1' x 12.9' Office 4: 12.1' x 11.1' Office 5: 10.11' x 12.1' Additional features include wired smoke detectors (not currently connected), secure fenced yard, security cameras, and ample room for parking, equipment, or expansion. This property offers a strong combination of location, infrastructure, and versatility for owner-users or investors
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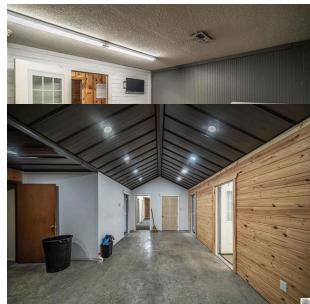
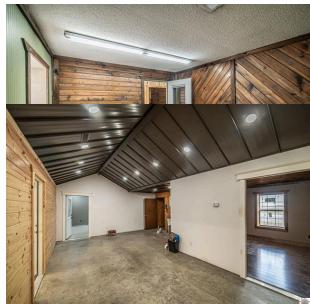
seeking industrial space with highway access and high visibility. Including one dock-height, dockable bay, would need to be built up, A 40' tractor-trailer will remain with the property.

REMARKS

(114) Remarks Well-located industrial warehouse in Graves County (county jurisdiction – not city limits) offering excellent access and visibility. Constructed in 1993 and single-owner, this all-steel building sits on 3.24 fenced acres less than one mile from I-69 and just off US Hwy 121, with signage facing Hwy 121 directly across from Graves County High School. The property features multiple power services, including two 200-amp services and one 100-amp service, natural gas, and a new HVAC system installed in 2025. Two bathrooms. The building is equipped with three roll-up garage doors allowing for efficient loading and logistics. Interior layout includes a reception area, six private offices, a conference room, and a generous common area, making the space well-suited for office, operations, or mixed-use industrial needs. An enclosed upstairs loft/work area of approximately 2,560 adds flexible space for storage, assembly, or additional offices.

ADDITIONAL PICTURES





DISCLAIMER

DISCLAIMER: Each potential buyer is responsible for conducting their own independent inspections, investigations, measurements, inquiries and due diligence concerning the property. Although all information contained herein is believed to be accurate, the Real Estate Broker and the Seller of the property make no warranty or guarantee, actual or implied. Copyright 2026 Western KY Regional MLS, Inc., Jennie Estes, take-down agent. All rights reserved.