

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

REMARKS FOR AGENTS

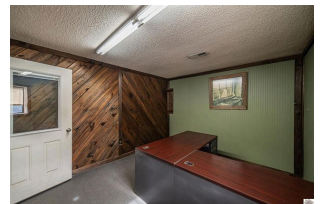
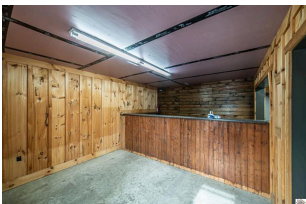
(113) **Remarks For Agents** Room Sizes: Conference Room: 19.5' x 13.9' Reception: 17.1' x 12.3' Common Area: 24.3' x 10.11' Office 1: 15.5' x 9.8' Office 2: 10.8' x 7.7' Office 3: 11.1' x 12.9' Office 4: 12.1' x 11.1' Office 5: 10.11' x 12.1' Additional features include wired smoke detectors (not currently 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

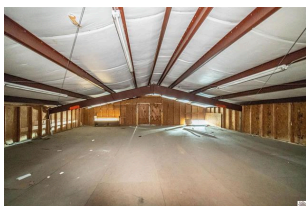
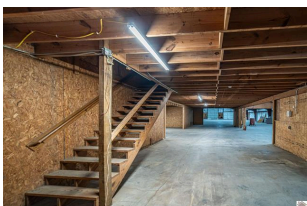
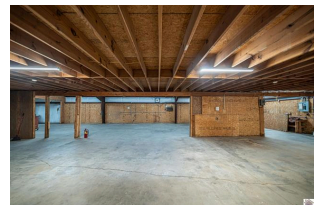
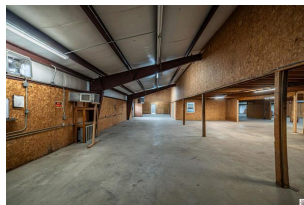
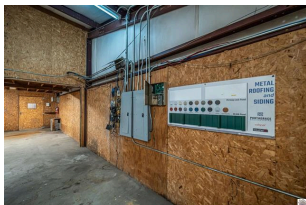
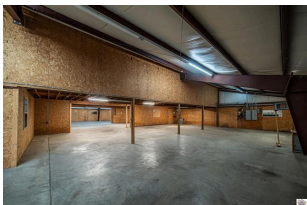
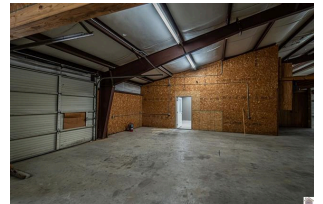
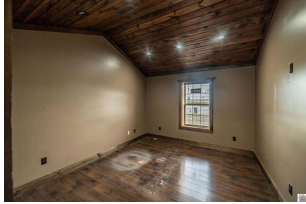
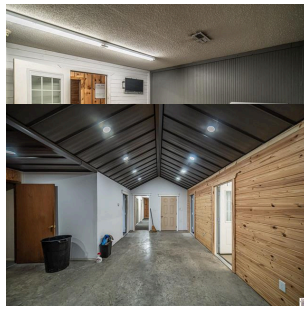
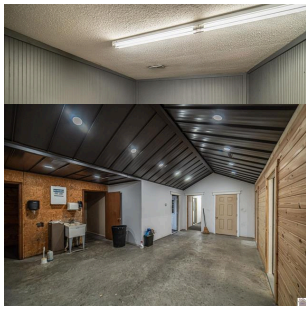
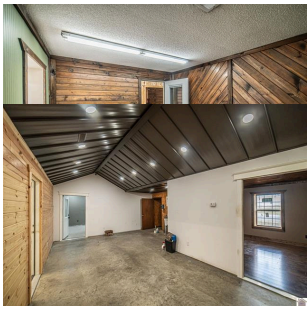
seeking industrial space with highway access and high visibility. Including one dock-height, dockable bay, would need to be built up, A 40' tractor-trailer will remain with the property.

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

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