

## Industrial Warehouse

949 Camargo Rd

Mount Sterling, Kentucky 40353

### Property Highlights

- Prime opportunity for a buyer needing dry storage or an investor looking for a redevelopment project
- +/-60,000 SF of the building has a mix of concrete/asphalt flooring
- Ceiling Heights: 14' and 20'
- Portion of roof repaired in 2018 and remainder in 2024
- Three 14' drive-in doors; Additional truck level loading dock in rear of the property
- 240V electrical capacity; Substation directly across the street making an upgrade to 480V possible in a timely manner
- Located just one minute from Highway 686 and 7 minutes from I-64

### Offering Summary

Sale Price:	\$750,000 REDUCED!
Building Size:	90,000 SF
Lot Size:	2.56 Acres

### For More Information

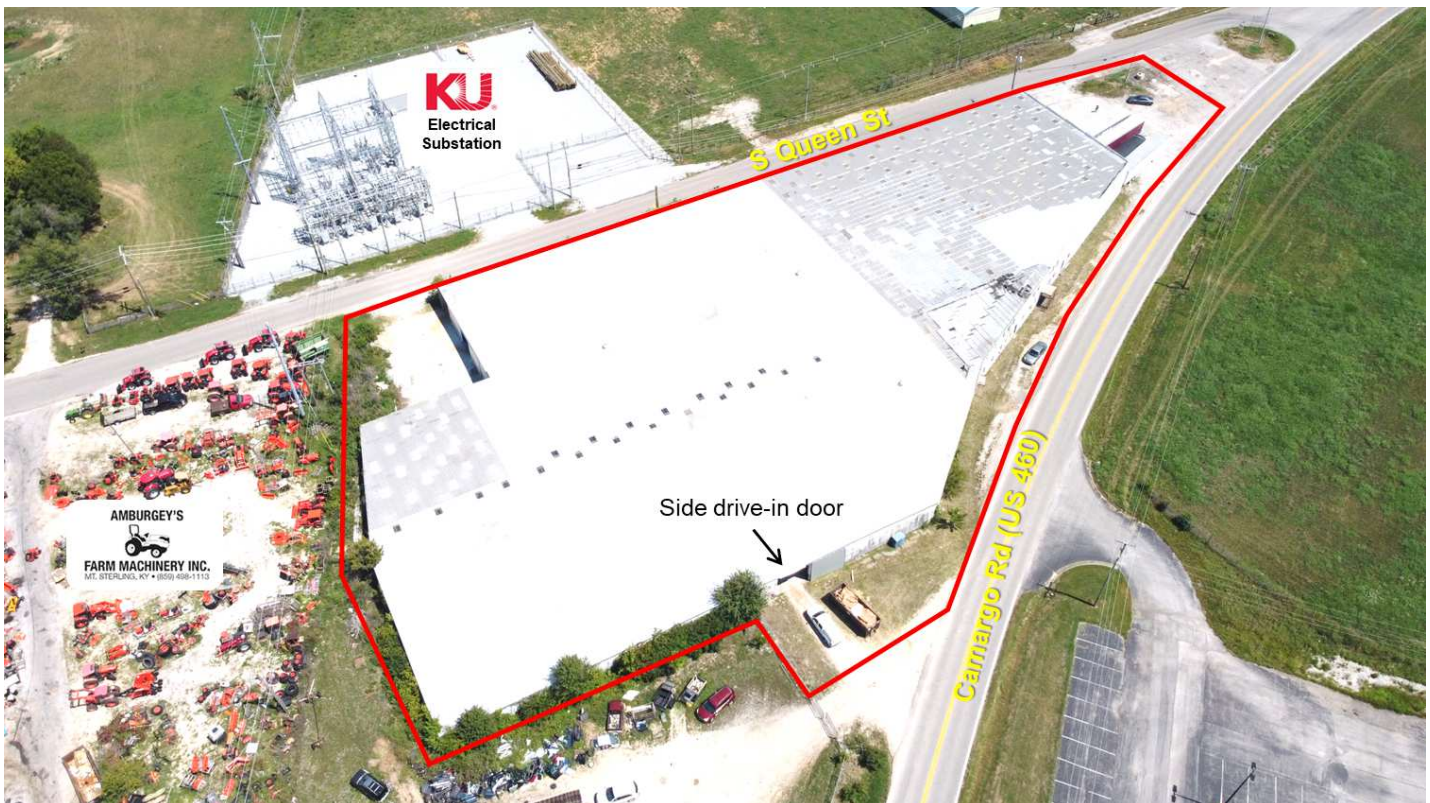
**Max Darby**

Associate

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## Location Information

<b>Building Name</b>	Industrial Warehouse
<b>Street Address</b>	949 Camargo Rd
<b>City, State, Zip</b>	Mount Sterling, KY 40353
<b>County</b>	Montgomery County

## Building Information

<b>Building Size</b>	90,000 SF
<b>Roof Repair</b>	2018 and 2024
<b>Doors</b>	Three 14' drive-in doors
<b>Ceiling Height</b>	20' throughout 80% of building; 14' throughout remainder
<b>Power</b>	240V; Upgrade to 480V possible

## Property Information

<b>Property Type</b>	Industrial
<b>Property Subtype</b>	Warehouse/Distribution
<b>Lot Size</b>	2.56 Acres
<b>APN #</b>	23M-60-21-023.02



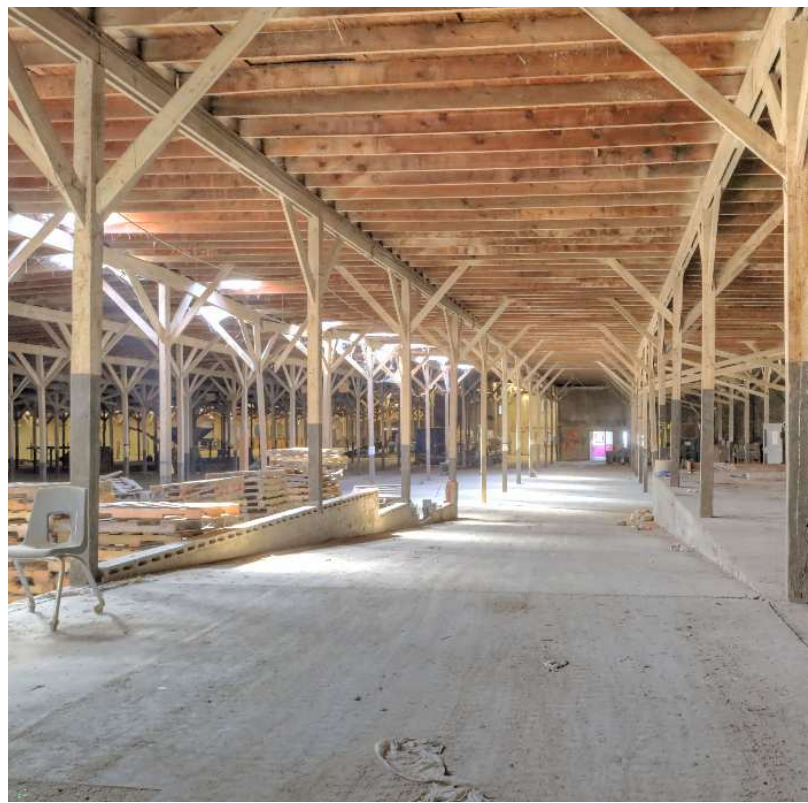


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REDUCED - For Sale

90,000 SF | \$750,000

Industrial Warehouse



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