



SALE

22,500 SF Warehouse Available in Harrodsburg

1025 INDUSTRY ROAD

Harrodsburg, KY 40330

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
BUILDING SIZE:	22,500 SF
LOT SIZE:	7.751 Acres
PRICE / SF:	\$66.67
YEAR BUILT:	1999
ZONING:	Commercial

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market this 22,500 sf Industrial Warehouse property in Harrodsburg, KY. This former, state of the art, hemp manufacturing facility sits on 7.75 acres, which creates an excellent opportunity for expansion or future development. The building is fully climate controlled and is perfect for light manufacturing, distribution, and/or storage. The facility has great visibility and is located on the corner of 1025 Industry Road and Moberly Road with easy access to US 127. Other major highways that are nearby include Bluegrass Parkway, I-64, I-75, and I-65. The building has approximately 1,800 square feet of nicely finished office space, a large break room, 4 restrooms, 14 ft. ceilings, 1 dock door with leveler, gas, water, and 1200 amp electric.

The lightly used equipment from the former business is available to be purchased along with the building. for a full list of equipment see the additional documents attached or contact the listing agents.

Contact Justin Ryder, CCIM justin.ryder@svn.com // 859.447.3285 or Gabe Measner at gabe.measner@svn.com // 859.630.7106.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 22,500 sf Industrial Warehouse
- Fully Climate Controlled
- Potential Expansion and Future Development on 7.75 Acres
- 1 Dock Door with Leveler
- Close Proximity to US 127, Bluegrass Parkway, I-65, and I-64/I-75
- Large Paved surface Parking Lot Great for Parking or Outside Storage
- Perfect for Light Manufacturing, Distribution, and/or Storage



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PROPERTY DETAILS

SALE PRICE	\$1,500,000
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LOCATION INFORMATION

BUILDING NAME	22,500 SF Warehouse Available in Harrodsburg
STREET ADDRESS	1025 Industry Road
CITY, STATE, ZIP	Harrodsburg, KY 40330
COUNTY	Mercer

BUILDING INFORMATION

BUILDING SIZE	22,500 SF
TENANCY	Single
CEILING HEIGHT	14 ft
OFFICE SPACE	1,800 SF
NUMBER OF FLOORS	1
YEAR BUILT	1999
ROOF	Standing seam metal w/ white reflective roof insulation
FOUNDATION	5" concrete slab

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PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
ZONING	Commercial
LOT SIZE	7.751 Acres

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
RESTROOMS	4

ADDITIONAL PHOTOS



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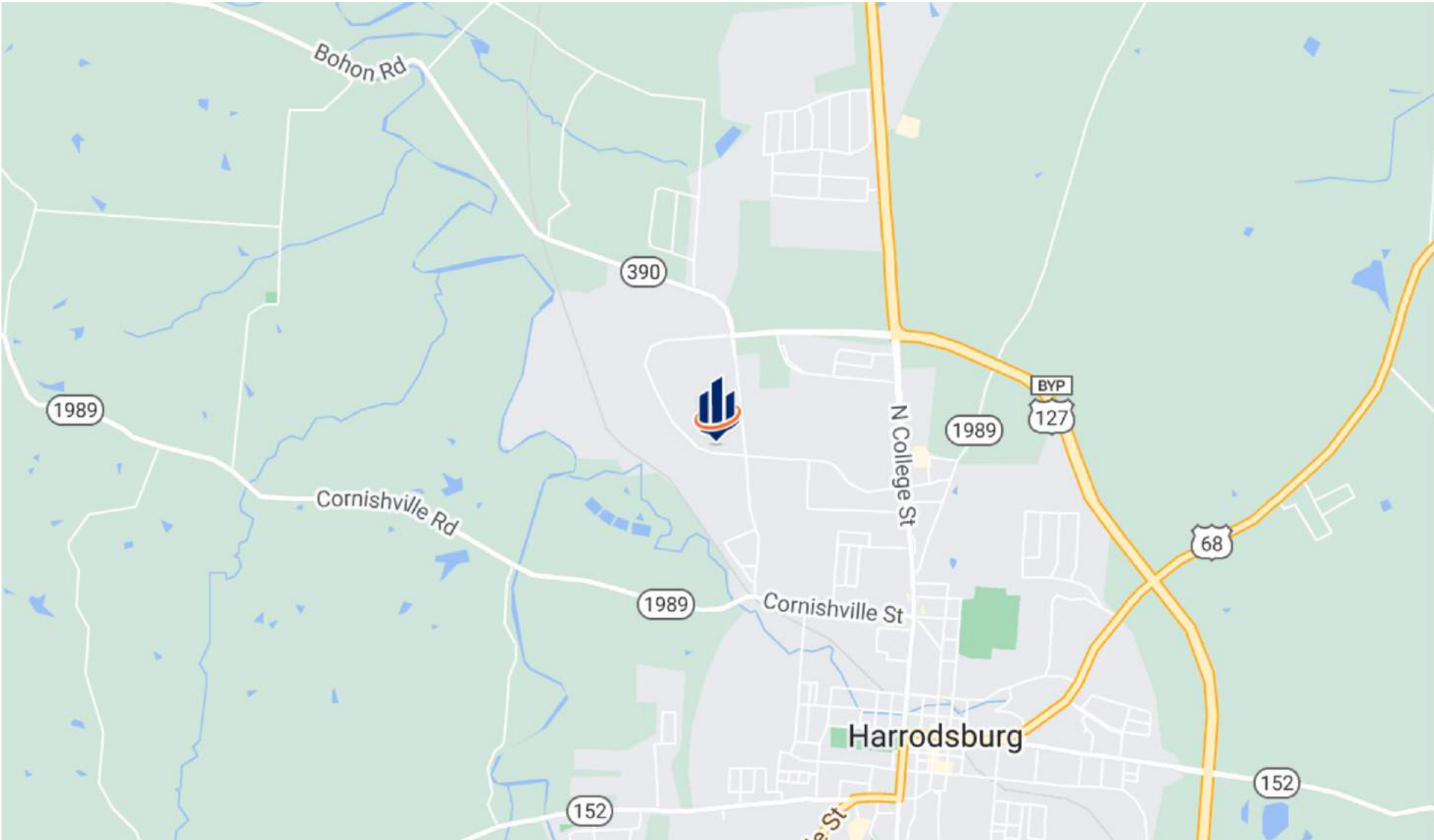
AERIAL



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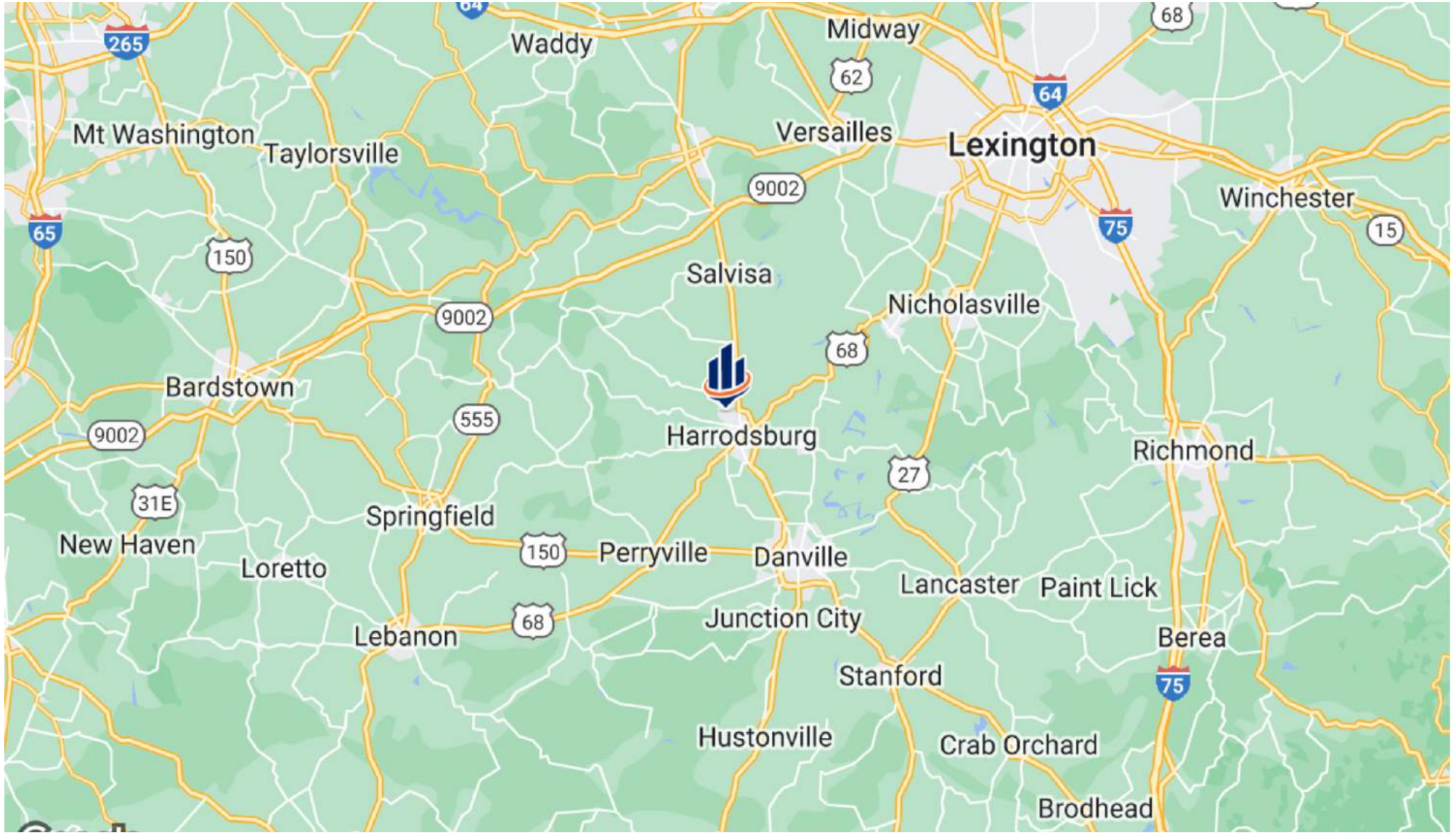
LOCATION MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

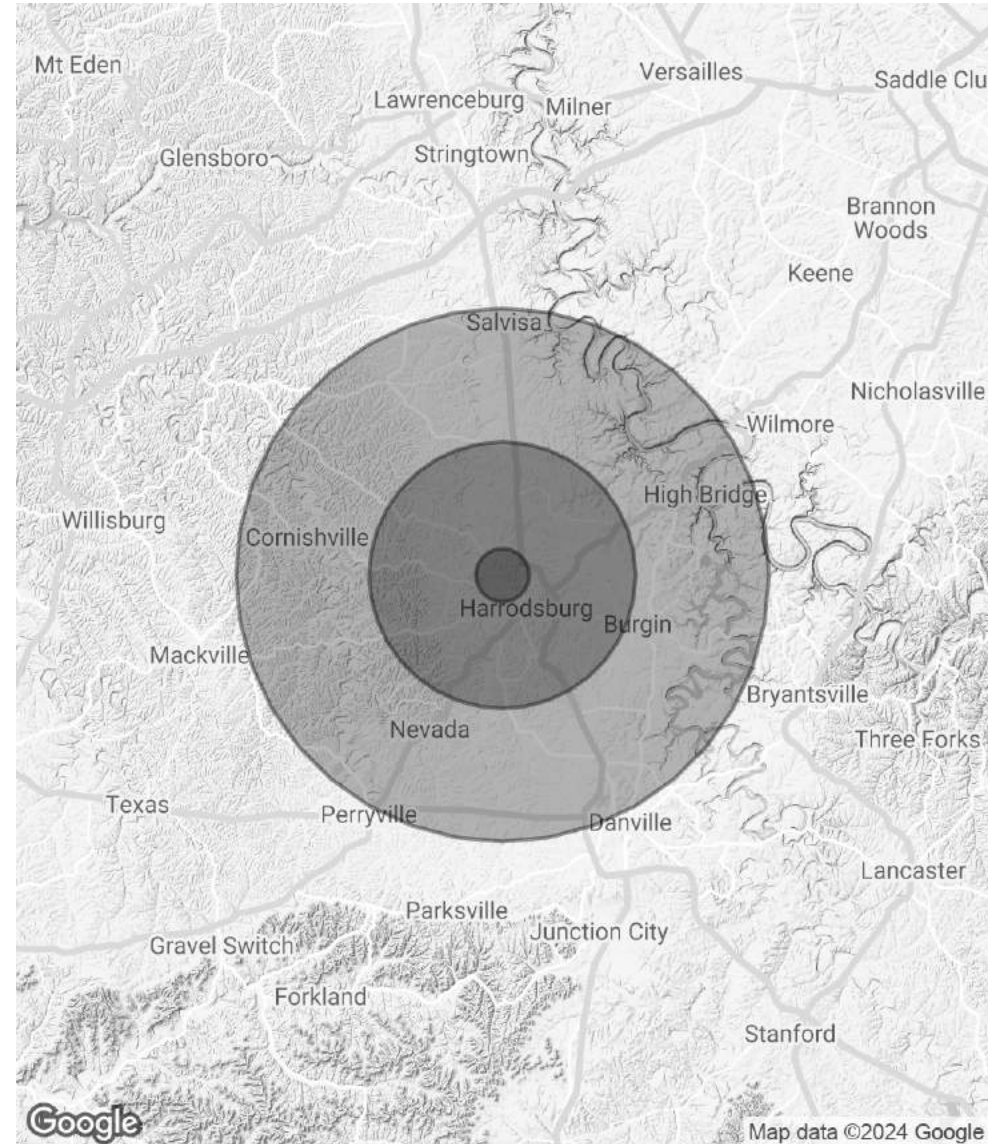
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	416	10,152	30,878
AVERAGE AGE	35.7	40.9	41.2
AVERAGE AGE (MALE)	33.8	38.5	39.2
AVERAGE AGE (FEMALE)	36.9	42.4	42.7

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	164	4,148	12,241
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$49,592	\$51,827	\$60,278
AVERAGE HOUSE VALUE		\$153,967	\$182,638

* Demographic data derived from 2020 ACS - US Census



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