



PHASE II

70,000 SF Newly Constructed Industrial Facility - FOR LEASE

PRESENTED BY:

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PROPERTY OVERVIEW

PHASE DEVELOPMENT

PHASE 1: 50,200 SF - **LEASED**

PHASE 2: 70,000 SF

Zoning: Light and Heavy
industrial uses

Lot Size: 21.105 AC

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present Phase 2 at 500 Mayde Road — a 70,000 SF industrial facility now breaking ground in the Berea Industrial Park.

Phase 1 of the development — a 50,200 SF building — is fully leased. Phase 2 will feature a brand-new 70,000 SF building that can be tailored to a single user's needs. The master-planned 21.105 AC site can ultimately accommodate approximately 236,000 SF of total improvements; however, Phase 2 is the immediate leasing focus and offers the most direct path to occupancy.

Phase 2 will be constructed of metal with modern Class "A" industrial features, including 28' clear height, ESFR sprinklers, one dock position per 10,000 SF, a 16'x16' drive-in door per suite, 6" reinforced concrete slabs, and 50' x 50' column spacing. Office build-out, electrical capacity, and yard configuration can be modified to fit the tenant's specific operation.

The site is strategically positioned less than a mile from Interstate 75 in the established Berea Industrial Park. I-75 runs from Miami, Florida to the Canadian border, providing direct logistical access to the major East Coast ports and the most densely populated regions of the United States. The parcel is zoned for both light and heavy industrial uses, water/electric/gas/fiber are already in place at the site, and the topography is favorable and gently sloping.

For further detail on the opportunity, please reach out to John Bunch, SIOR at 859-433-8911 or Neal Metcalfe at 859-312-8069. Full design services are available for interested parties.



PROPERTY HIGHLIGHTS

- Phase 1 (50,200 SF) fully leased. Phase 2 (70,000 SF) is breaking ground and is now available for lease
- Class "A" new construction: 28' clear, ESRF, 50'x50' columns, 6" reinforced slabs, and tenant-tailored office, power, dock, and drive-in configurations.
- Master-planned 21.105 AC site supports up to ~236,000 SF total, leaving room for tenant expansion down the road.
- Less than 1 mile to Interstate 75, on the Miami-to-Canada freight corridor that connects directly to major East Coast ports and population centers. Located in the established Berea Industrial Park alongside major manufacturers, with a deep regional labor draw from Berea, Richmond, and the I-75 corridor.
- Brand-new build advantages, including lower operating costs, zero deferred maintenance, modern energy efficiency, full warranty coverage, and the ability to design the facility around the tenant's workflow and specific needs.
- Modern spec industrial facilities provide a competitive advantage in talent acquisition compared to older, outdated product.



PROPERTY AERIAL



Astemo

INTERSTATE
75

KI
USA

Kentucky
Steel
Center

SVN
STONE COMMERCIAL REAL ESTATE
Subject
Property

Astemo

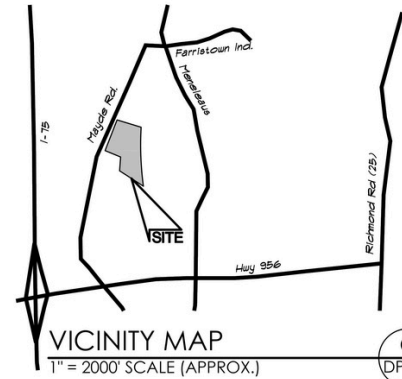
Novelis

HYSTER-YALE
MATERIALS HANDLING

INTERSTATE
75

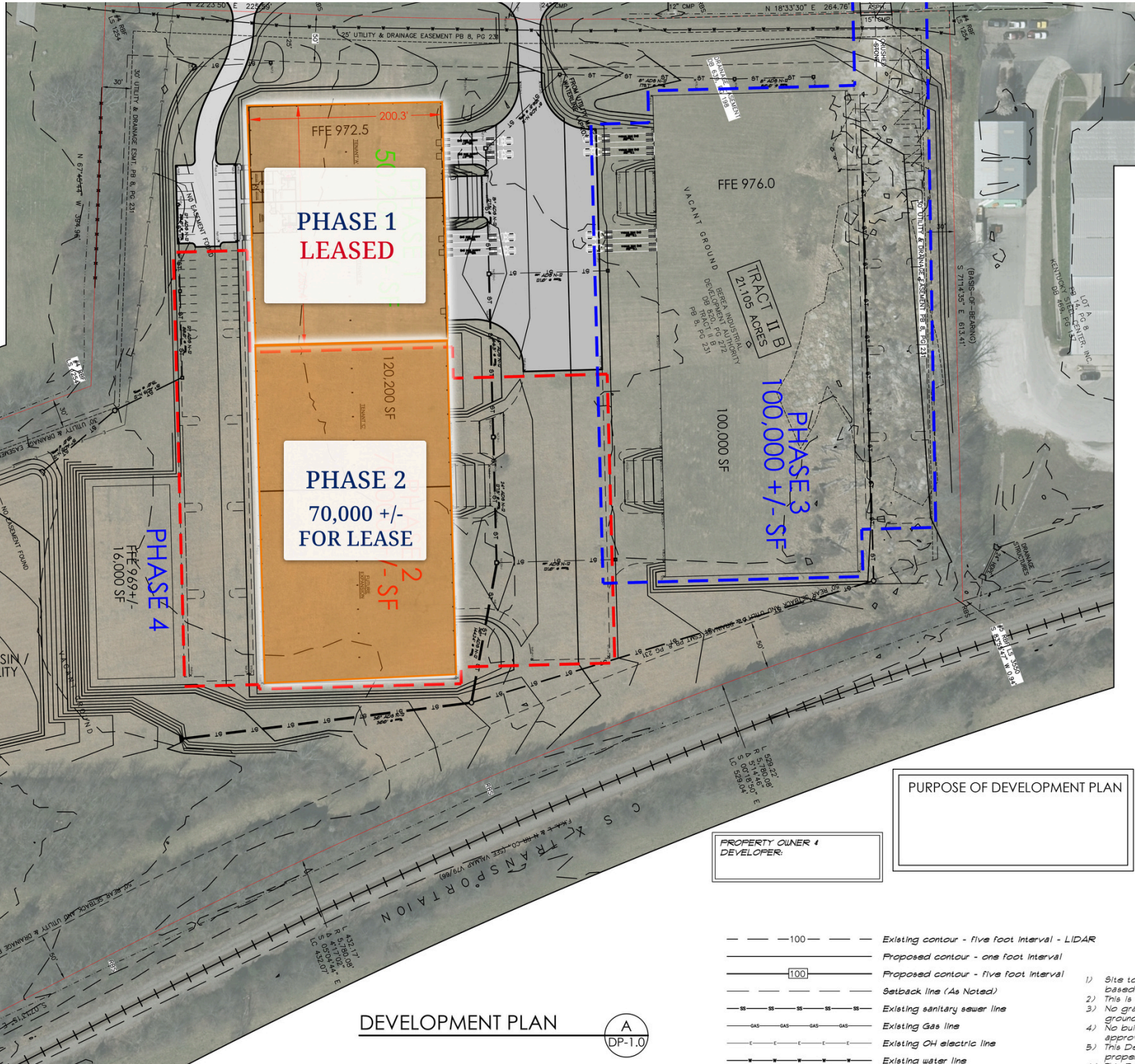
SITE PLAN

SITE STATISTICS



B
DP-1.0

C
DP-1.0



PURPOSE OF DEVELOPMENT PLAN

DEVELOPMENT PLAN

A
DP-1.0

PROPERTY OWNER &
DEVELOPER:

- 100 --- Existing contour - five foot interval - LIDAR
 - Proposed contour - one foot interval
 - 100 ----- Setback contour - five foot interval
 - Setback line (As Noted)
 - Existing sanitary sewer line
 - Existing Gas line
 - Existing OH electric line
 - Existing water line
- 1) Site topog based on
 - 2) This is not
 - 3) No grading ground co
 - 4) No building approved
 - 5) This Devel property
 - 6) This Devel



JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com

Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial Real Estate division.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

ADVISOR



NEAL METCALFE

Senior Advisor

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Cell: **859.312.8069**

PROFESSIONAL BACKGROUND

Neal Metcalfe is a Senior Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of retail, office, industrial, and land properties, as well as property management across Central and Eastern Kentucky. With his SVN practice dating to 2012, Neal brings a client-first approach grounded in deep market knowledge and long-standing community relationships.

Before transitioning to commercial real estate, Neal built over two decades of commissioned sales experience in broadcasting and digital media marketing, including roles with NBC affiliate WLEX-TV, WVLC AM/FM, and multiple corporate radio and marketing groups. That background gave him a strong foundation in B2B relationship-building, marketing strategy, and working directly with business owners and decision-makers — skills he applies daily in his real estate practice.

Neal is deeply rooted in the Central Kentucky community. He has served on the CCIM Lexington Board, the Commercial Property Association of Lexington (CPAL), the Richmond Chamber of Commerce Governing Board, the Economic Development Committee, the Madison County Planning and Zoning Board, and the KCREA Board. He also supports Young Life Madison County, Immanuel Baptist Church, and other local nonprofits and ministries.

Outside of work, Neal enjoys golf, travel, Airstream camping, and working on his home. He resides in Richmond, Kentucky with his wife, Christy, and they have two daughters, Mayson and Emma.

You can contact Neal at 859-312-8069 or neal.metcalfe@svn.com.

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A..Communications- University of Kentucky, Lexington, KY

MEMBERSHIPS

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

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