



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:	\$1,600,000
Building Size:	90,000 SF
Lot Size:	2.56 Acres

For More Information

Max Darby

Associate

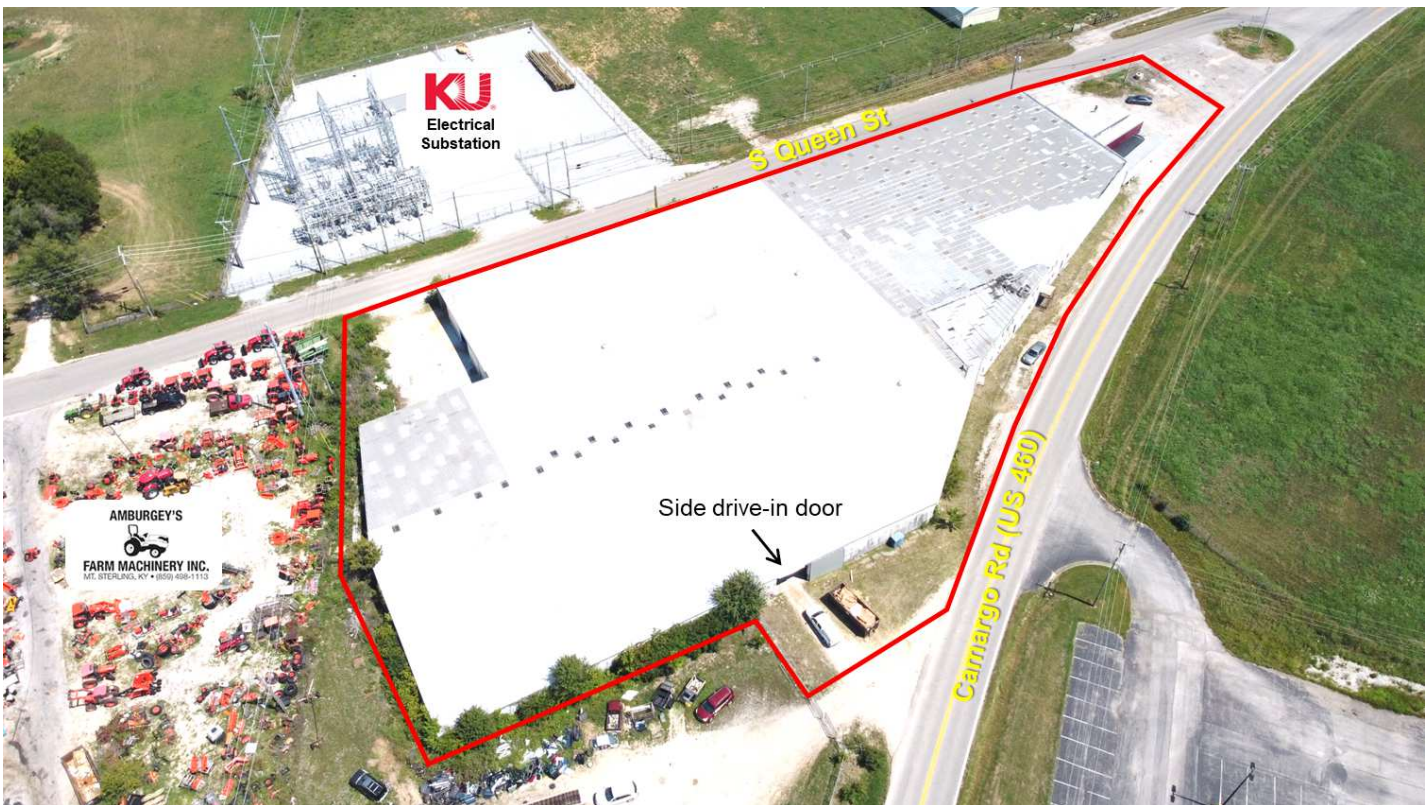
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Location Information

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

Building Information

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

Property Information

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



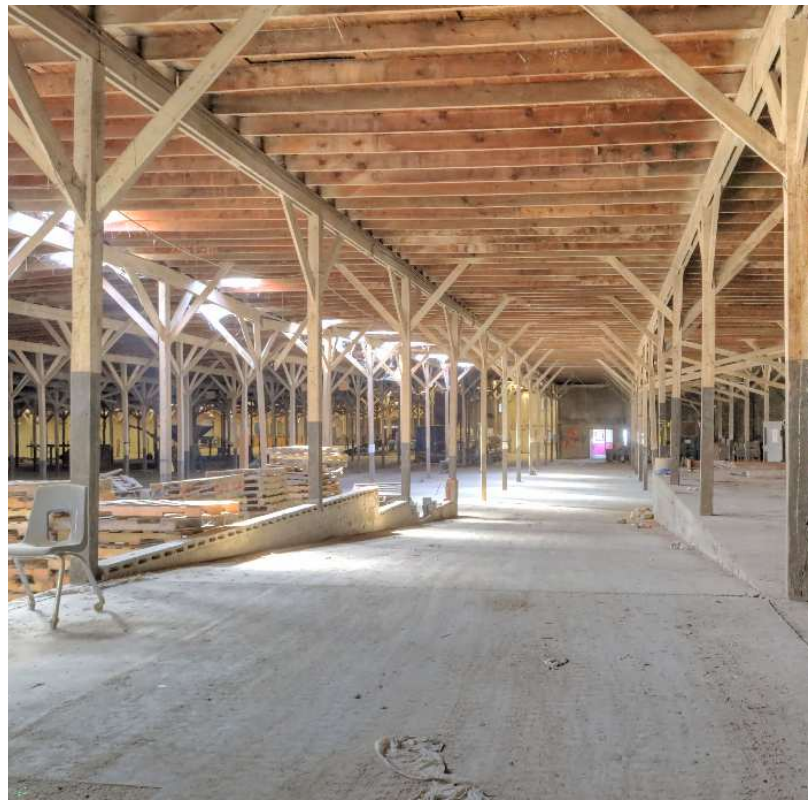


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REDUCED - For Sale

90,000 SF | \$1,600,000

Industrial Warehouse



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