

AVAILABLE
FOR GROUND LEASE OR BUILD-TO-SUIT

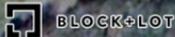
ENTRANCE

24,000 SF
LEASED

1 ACRE FOR GROUND
LEASE OR BTS

95 INDUSTRIAL PARK RD.

LOT B, MT. VERNON, KY 40456



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01: EXECUTIVE SUMMARY

95 INDUSTRIAL PARK RD.



PROPERTY DESCRIPTION

This is an approximately 1-acre site available for Ground Lease or Build to Suit located in an established Industrial Park in Mount Vernon, KY.

The site is flat and ideal for anyone needing outdoor ground storage for lawn care equipment, vehicles, plumbing equipment, etc. In addition to being available for outdoor storage, the site is also available for an industrial Build to Suit. A 24,000 SF industrial building can be built on the site with drive-in and dock doors. Pricing to be determined upon evaluation of building requirements.

The site is ideally located less than 3 miles from I-75 and within a one-hour drive of Lexington, KY and the Tennessee state line. It is situated less than 10 minutes from the Rockcastle County mega-site, a nationally recognized location by site selectors.



LOT B:
+/-1 ACRE



\$3,000/MO+
NNN



UNZONED

02: PROPERTY OVERVIEW

95 INDUSTRIAL PARK RD.

PROPERTY HIGHLIGHTS

AVAILABILITY

Appx. 1-acre level site available for ground lease.

LOCATION

Located less than 3 miles from I-75 in the Mount Vernon Industrial Park with companies like Hyster-Yale, Chapi, Asahi Bluegrass Forge, and others.

FLEXIBLE

Build to suit opportunity available for a 24,000 SF industrial building.

ZONING

No zoning.

PROXIMITY

Located in proximity to major routes like I-75, US Hwy 150, and US Hwy 25.



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 BLOCK+LOT

03: LOCATION INSIGHTS

95 INDUSTRIAL PARK RD.

INTERSTATE 75

LESS THAN 3 MILES

LEXINGTON, KY

58 MILES

KNOXVILLE, TN

120 MILES

LOUISVILLE, KY

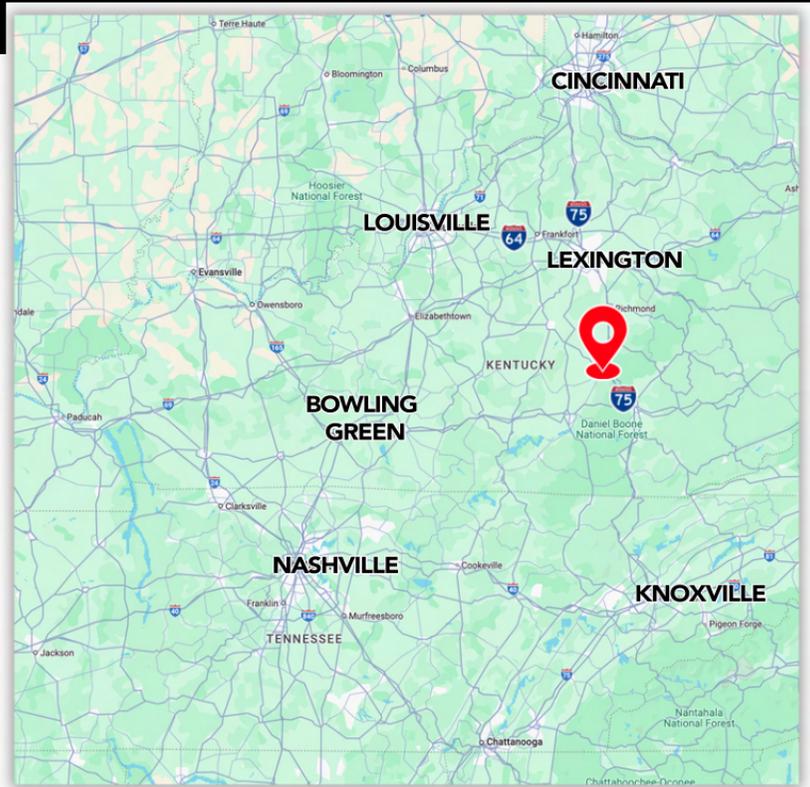
130 MILES

CINCINNATI, OH

133 MILES

BOWLING GREEN, KY

138 MILES



03: LOCATION INSIGHTS

95 INDUSTRIAL PARK RD.
SURROUNDING BUSINESSES

