

FOR LEASE

PRIME INDUSTRIAL SPACE



95 INDUSTRIAL PARK RD.

MT. VERNON, KY 40456



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01: EXECUTIVE SUMMARY

95 INDUSTRIAL PARK RD.



PROPERTY DESCRIPTION

Block+Lot is pleased to present a prime industrial space located at 95 Industrial Park Road in Mt. Vernon, KY. This +/- 24,000 SF facility features approximately +/- 2,400 SF of finished office space, +/- 21,600 SF of fully climate-controlled manufacturing space, and an additional +/- 2,605 SF of concrete mezzanine.

This property is perfect for manufacturing, distribution, and warehousing. This facility offers excellent connectivity being located just under three miles from I-75, within a one-hour drive of Lexington, KY and the Tennessee state line, and less than 10 minutes from the Rockcastle County mega-site which has earned designation and attention from national site selectors.



+/- 24,000 SF
+/- 14 ACRES



\$6.25 PSF+
NNN



NO
ZONING

02: PROPERTY OVERVIEW

95 INDUSTRIAL PARK RD.

PROPERTY HIGHLIGHTS

KEY FEATURES

- Square Footage: +/- 24,000 SF Warehouse
- Reinforced Concrete Mezzanine: Additional +/- 2,605 SF
- Ceiling Height: 24' at the peak, sloping to 22' at the eaves
- Dock Doors: 2 equipped with levelers and shelters
- Drive-In Doors: 2 grade-level
- Sprinkler System: Wet
- HVAC: Warehouse & Office fully climate-controlled
- Power: 1 – 1600 amp panel, 1 – 1200 amp panel, 2 – 400 amp panels (all 480V/3-phase)
- Column Spacing: 25' x 40'

OUTSIDE STORAGE

Offers the potential for outdoor storage.

EXPANDABLE

The existing building is expandable up to +/- 48,000 SF.

LOCATION

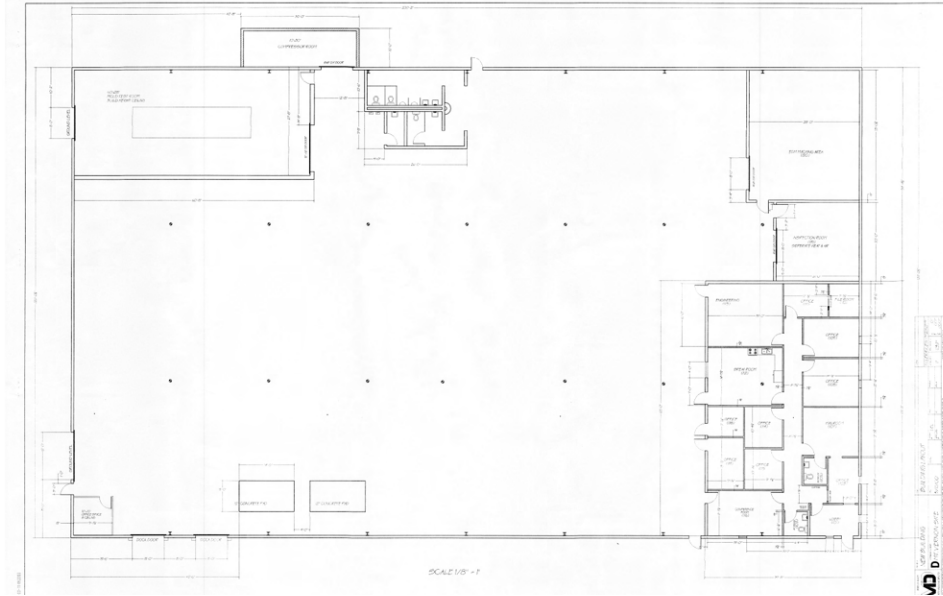
- Proximity to major routes like I-75, US Hwy 150, and US Hwy 25
- Located in the Mt. Vernon Industrial Park, an established industrial region, with companies like Hyster-Yale, Chapin, Asahi Bluegrass Forge, Novelis Aluminum, AGC Glass, and others.



02: PROPERTY OVERVIEW

95 INDUSTRIAL PARK RD.

FLOOR PLAN



1. +/- 24,000 SF (+/- 2,400 SF office / +/- 21,600 SF warehouse)
2. Additional concrete mezzanine: +/- 2,605 SF
3. Column Spacing: 25' x 40'

02: PROPERTY OVERVIEW

AERIAL VIEW
95 INDUSTRIAL PARK RD.



03: LOCATION INSIGHTS

95 INDUSTRIAL PARK RD.

INTERSTATE 75

LESS THAN 3 MILES

LEXINGTON, KY

58 MILES

KNOXVILLE, TN

120 MILES

LOUISVILLE, KY

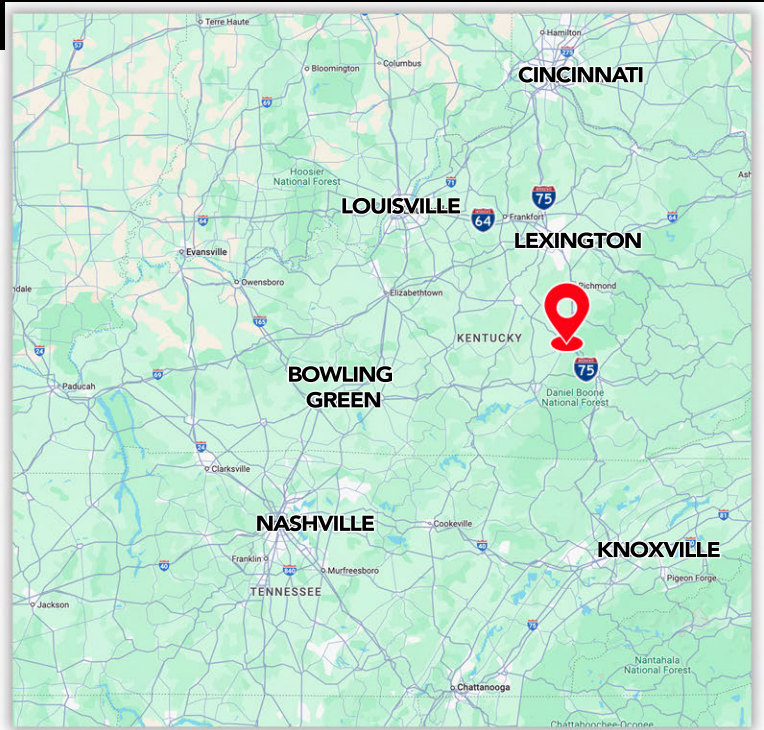
130 MILES

CINCINNATI, OH

133 MILES

BOWLING GREEN, KY

138 MILES



03: LOCATION INSIGHTS

95 INDUSTRIAL PARK RD.
SURROUNDING BUSINESS

