

FOR SALE

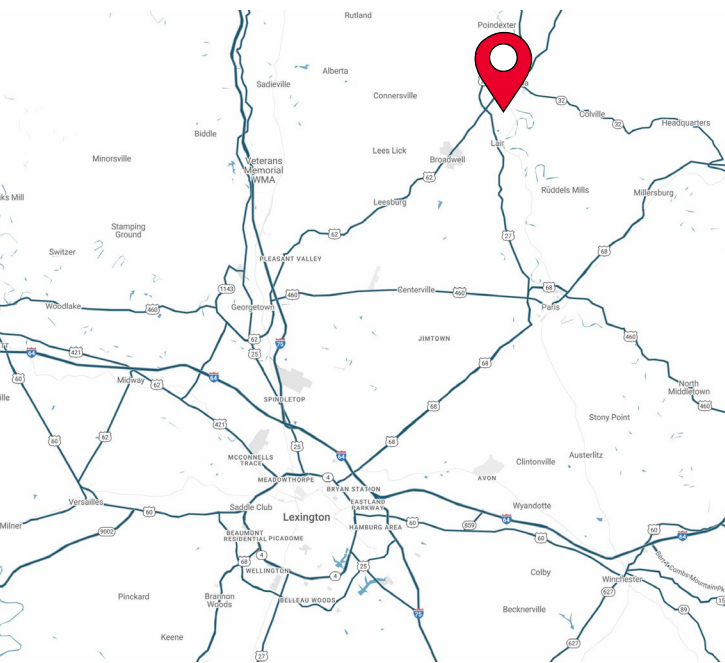
267 SAFETY WAY

CYNTHIANA, KY 41031



LIGHT INDUSTRIAL BUILDING

FOR SALE: \$1,850,000



PROPERTY HIGHLIGHTS

- 40,000 SF Light Industrial Building
- 29,000 SF Storage Building
- 13 Acre Building Site & 19.5 Acres Agricultural
- (2) Dock Doors
- (2) Drive-in Doors
- 19' - 26' Clear Height
- Zoned I-2 Industrial
- Lexington - Georgetown Metro Area
- Heavy Power

For more information, contact:

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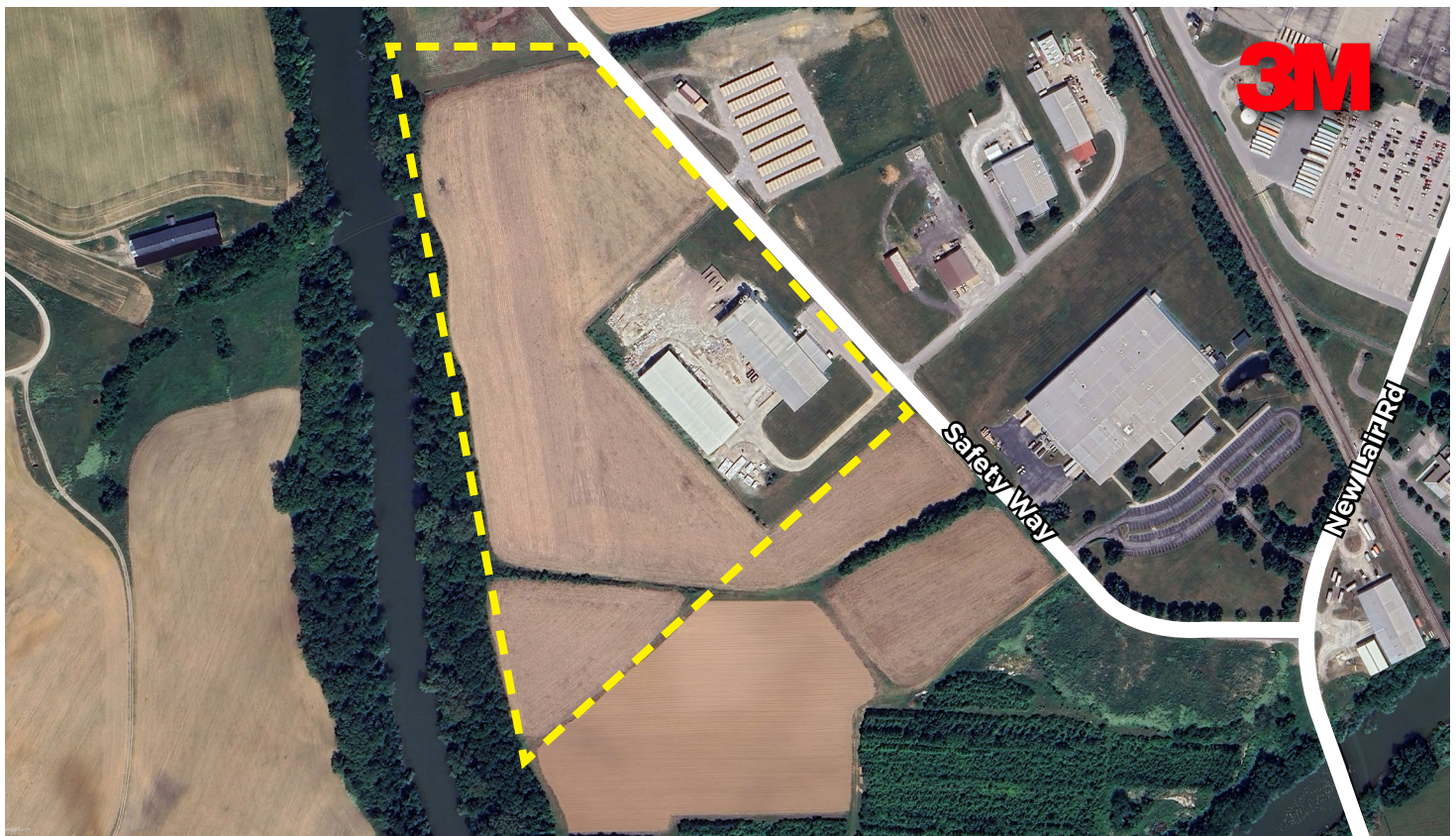
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BUILDING SPECIFICATIONS

LOCATION	Lexington-Georgetown Metro Area	SPRINKLERS	None
BUILDING SIZE	40,000 SF Light Industrial	DOCK DOORS	(2) Dock Doors: (9' x 10')
STORAGE BUILDING SIZE	29,000 SF Covered Storage	DRIVE-IN DOORS	(2) Drive-in Doors: (12' x 14')
ACREAGE	32.5 Acres Total	ELECTRIC	75 KVA & 150 KVA
CONSTRUCTION	Pre-engineered Metal	OFFICE HVAC	Forced Air Gas/Electric
CLEAR HEIGHT	19' - 26'	PARKING	32 Parking Spaces
FLOORS	Concrete	ELECTRIC PROVIDER	www.bgenergy.com/
LIGHTING	LED	GAS	www.columbiagasky.com/ (2" Main)
ROOF	Metal	WATER/SEWER	www.cynthianaky.com/
YEAR BUILT	2004	TELEPHONE	www.fcc.gov/document/lightyear-net-work-solutions-llc
ZONING	I-2 Industrial	DATA	www.spectrum.com



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AERIAL

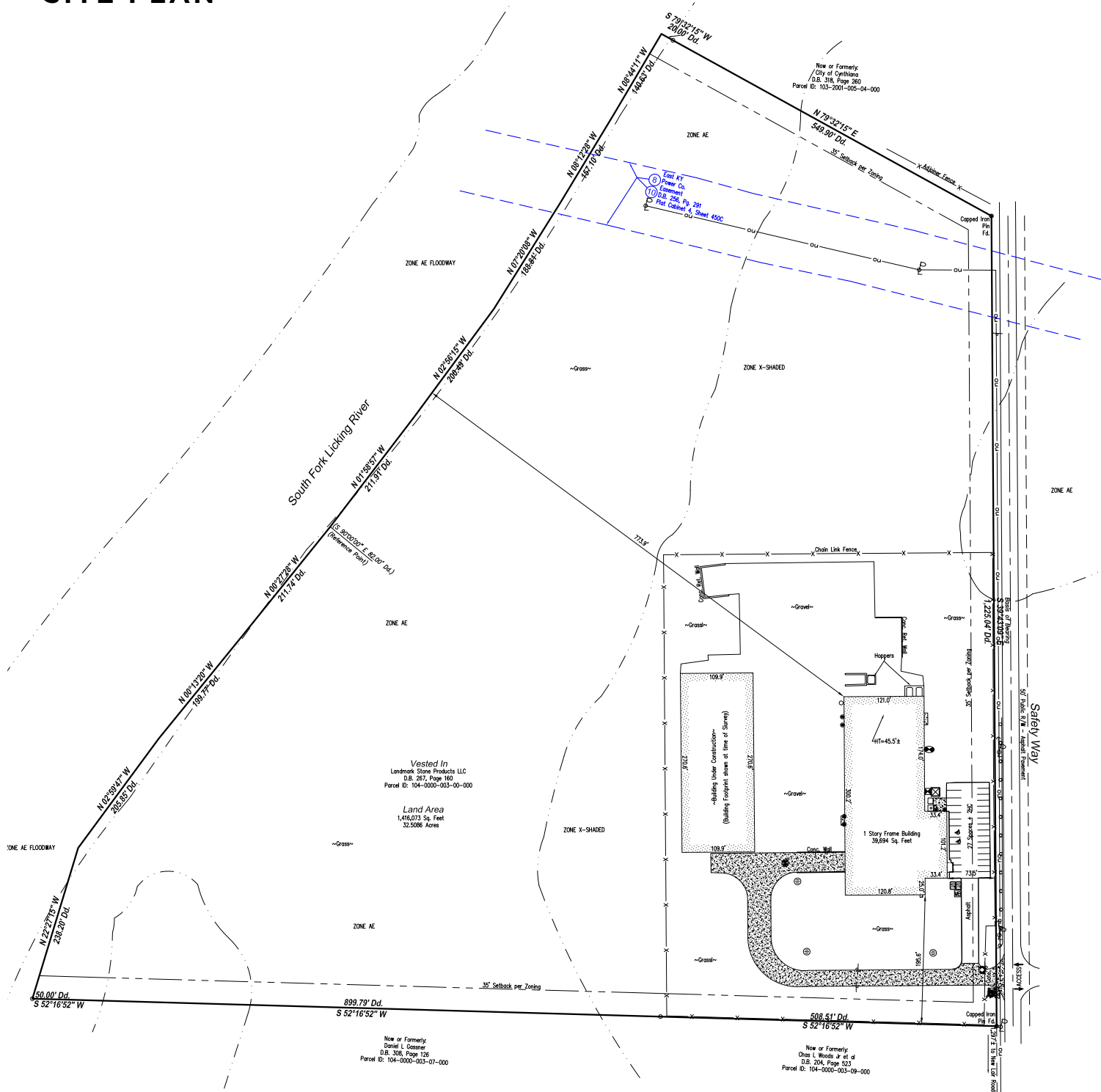


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SITE PLAN



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PHOTOS



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