



**FOR SALE** | **2,548 SF**  
**50 FAIRGROUND DR** | **MT. STERLING, KY**

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# PROPERTY DETAILS

50 FAIRGROUND DR | MT. STERLING, KY

|                  |                                |
|------------------|--------------------------------|
| BUILDING SPACE   | 2,548 SF                       |
| INDUSTRIAL SPACE | 1,715 SF                       |
| OFFICE SPACE     | 833 SF                         |
| DRIVE-IN DOORS   | 4                              |
| CLEAR HEIGHT     | 12' 6" - 13' 6"                |
| ROOF             | Galvanized, Pitched            |
| WALLS            | Pre-Engineered Metal & Masonry |
| YEAR BUILT       | 2002                           |
| WATER & SEWER    | Mt. Sterling Water & Sewer     |
| ELECTRIC         | Kentucky Utilities Company     |
| NATURAL GAS      | Columbia Gas of Kentucky Inc.  |
| POWER            | 4-Phase, 200-Amp               |
| PARKING          | Large Surface Lot              |
| LAND AREA        | 3.59 Acres                     |
| ZONING           | Unzoned                        |
| PARCEL ID        | 031-00-00-006.03               |



## PROPERTY HIGHLIGHTS

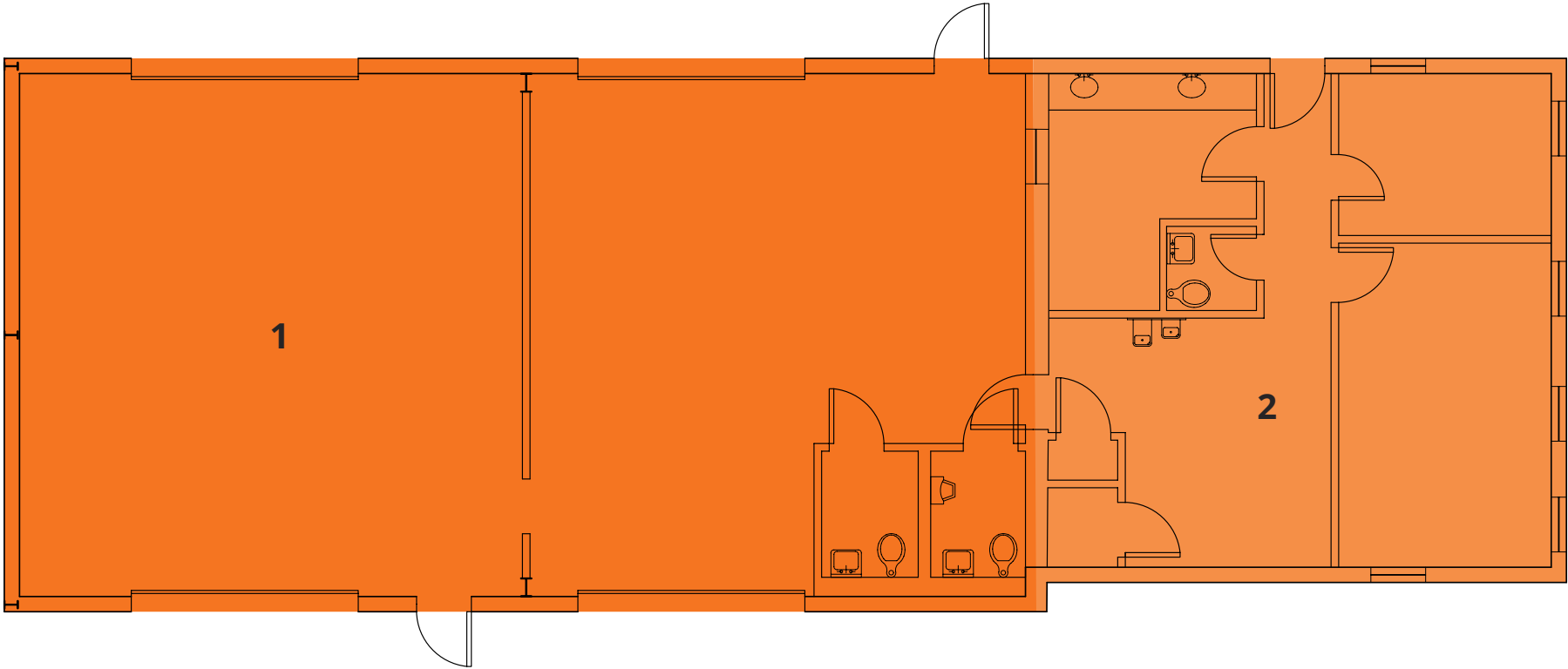
 IMMEDIATE ACCESS TO I-64

 LESS THAN 1 HOUR TO LEXINGTON, KY

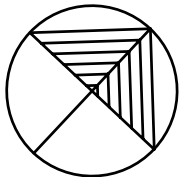


# FLOOR PLAN

50 FAIRGROUND DR | MT. STERLING, KY



| NUMBER | SPACE DESIGNATION | CLEAR HEIGHT    | SQUARE FEET |
|--------|-------------------|-----------------|-------------|
| 1      | WAREHOUSE         | 12' 6" - 13' 6" | 1,715 SF    |
| 2      | OFFICE            | N/A             | 833 SF      |
| TOTAL  |                   |                 | 2,548 SF    |



# LOCATION MAP

50 FAIRGROUND DR | MT. STERLING, KY

|                |           |
|----------------|-----------|
| I-64           | 0.5 MILE  |
| LEXINGTON, KY  | 39 MILES  |
| LOUISVILLE, KY | 110 MILES |
| CINCINNATI, OH | 114 MILES |

