



FOR SALE

50 FAIRGROUND DR

2,548 SF

MT. STERLING, KY



**PHOENIX
LOGISTICS**

Strategic Real Estate. Applied Technology. Tailored Service.

ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM

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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

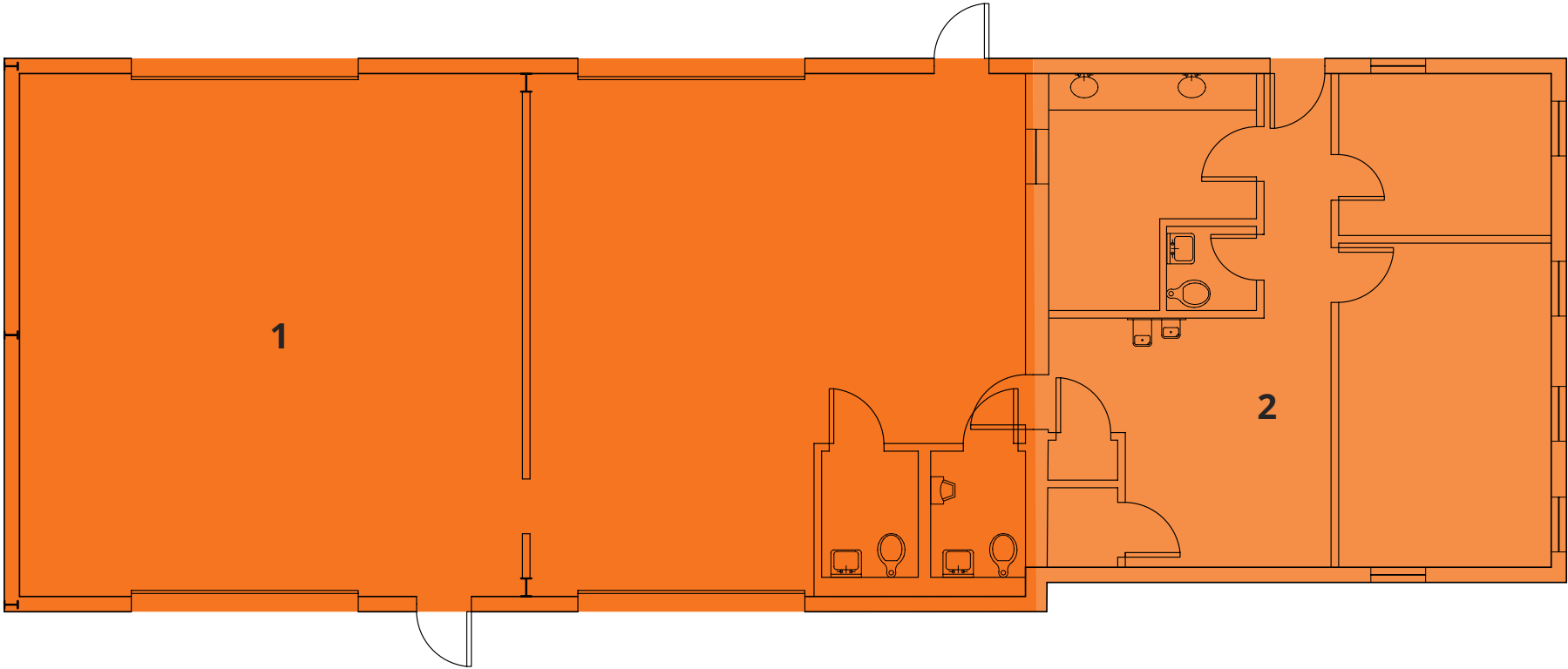
 IMMEDIATE ACCESS TO I-64

 LESS THAN 1 HOUR TO LEXINGTON, KY

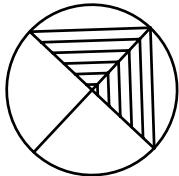


FLOOR PLAN

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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

