



AVAILABLE

1278 Hwy 461, Somerset, KY
314,052 SF Industrial Facility



BUILDING FEATURES

- 314,052 SF Industrial Facility
- 34,000 SF office space with 15 private offices and 5 conference rooms
- Lot Size = 40 Acres
- Located 20 miles from I-75
- 8 dock-high doors with auto-dock levelers and 7 grade-level doors
- Sprinklered (wet) with 125 psi static pressure
- 29'-39' clear ceiling heights
- Column spacing: 40' x 50', 50' x 60' & 60' x 40'
- Heavy Power
- Block & masonry construction with 8" reinforced concrete floors
- 275 parking spaces
- One 3-ton crane with a 50' x 50' span
- Compressed air: 2 900-hp Coopers and 2 250-hp Sullairs
- One DMC-I elevator with 2,500 lb capacity
- Somerset is within a 24-hour drive of most of the eastern half of the United States, making it an ideal location. Lexington, KY, is 80 miles northeast; Frankfort, KY, is 85 miles northwest; Louisville, KY, is 130 miles northwest; and Bowling Green, KY, is 110 mile southwest

