

# 149 Techway rd

149 Techway rd, Cynthiana, KY 41031



Presented by  
Urban Groupe



**Price: \$1,350,000**

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Three-building property built in 1998 and 2011 sitting on 4.14 acres. The offering includes 2,645 SF of finished office space with a 12,000 SF attached warehouse, an additional 2,000 SF building and 2,560 SF storage pole barn, totaling 19,209 SF. The site is zoned I-1 Industrial and is located in a heavy industrial area utilized for its immediate access to major transportation routes including US 27 and less than 20 min from Interstate 75. The area is home to many midsize industrial users as well as 3M occupying a major industrial facility across the street. There are five overhead doors, two in the main building, two in the ancillary warehouse and one in the pole barn. All warehouse ceiling heights range from 15-20 ft. The office space is equipped with both heating and air via forced air split system. The property is being offered equipped with machinery equipment, vehicles and inventory.

This is a unique opportunity to purchase an in-demand industrial flex space. The office/ warehouse combo allows front and back of house business to be seamlessly conducted out of the same location undoubtedly leading to a more streamlined process, thus maximizing returns.



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## Property Photos



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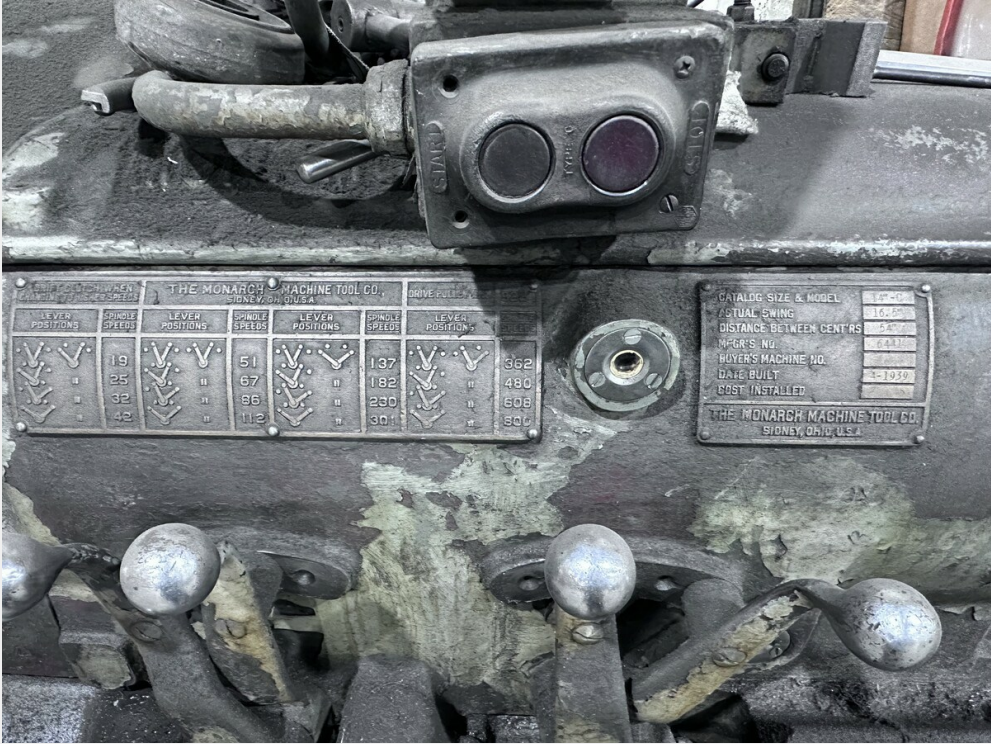
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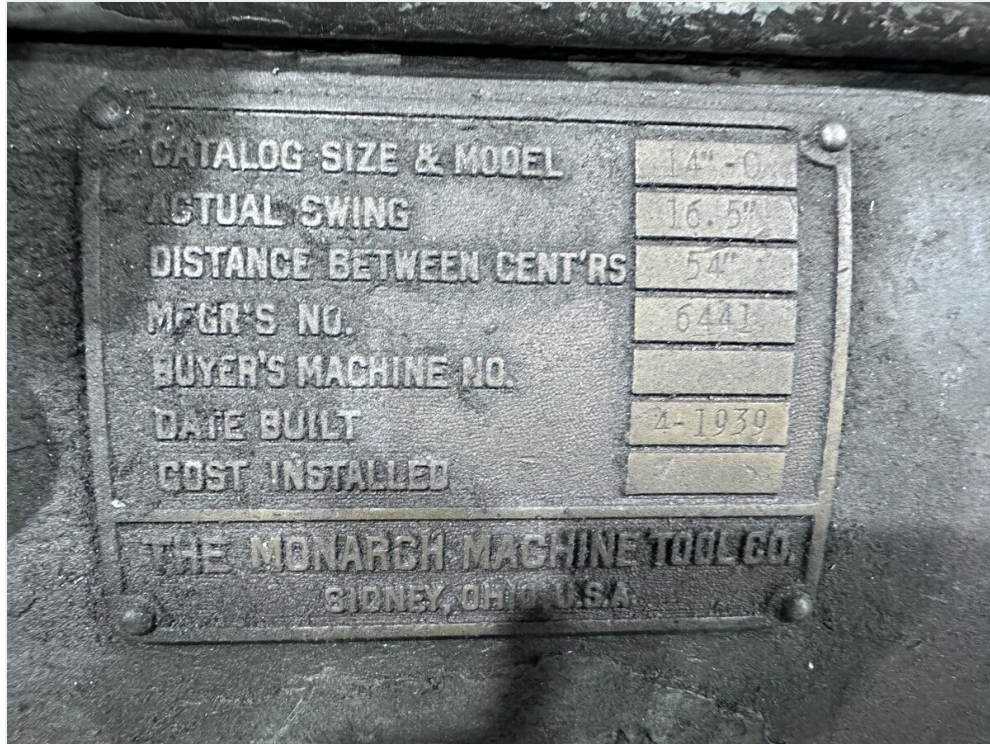


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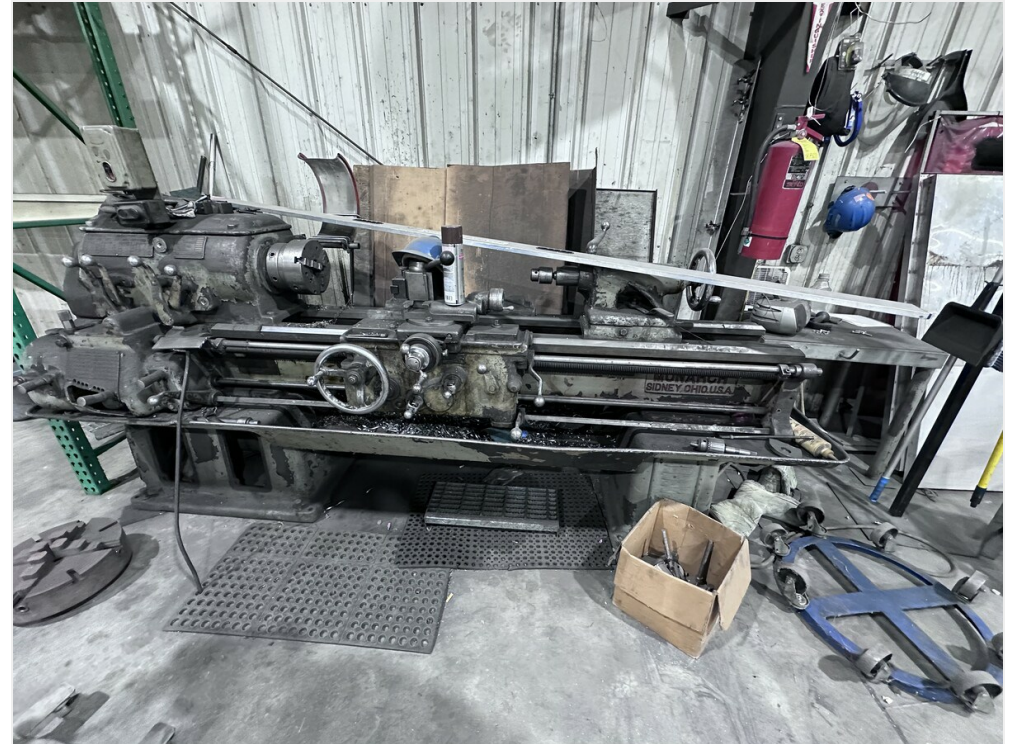
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## Location

