

For Sale: Industrial Building in Richmond, Kentucky 151 Hanger Circle, Richmond, Kentucky 40475



Property Description

- Industrial building located in the Richmond Industrial Park in the northwestern portion of Richmond
- Former production facility for speciality parts required by range of manufactures- including screws and a broad range of cylindrical parts
- Property is being conveyed with all manufacturing equipment- which can be utilized by Purchaser or sold creating an opportunity for a lower cost basis
- The 23,812 square foot building sits on 6.5 acres with approximately 2 acres of surplus land for potential expansion
- Building Breakdown: 2,870 SF of general office and lab space, 4,340 SF of climate controlled manufacturing space with the remaining 16,602 SF being general manufacturing warehouse
- Located approximately 4 minutes off Interstate 75 on the north side of Richmond, Kentucky
- In the immediate vicinity, the City of Richmond has broke ground on a \$52 million dollar sports complex with an anticipated completion date in 2026, which will undoubtedly bring a high volume of new traffic to the area

Lexington Office:
154 Patchen Drive, Suite 75
Lexington, Kentucky 40517

Briana Rubin
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Property Information Fact Sheet

Address: **151 Hanger Circle, Richmond, KY**
Site Size: **6.5 acres / 283,140 SF**
Building Size: **23,812 SF**
Useable Site Area: **4.94 acres / 215,187 SF**
Surplus Land: **2 acres / 87,120 SF**
Tax Parcel: **054B-0007-0007**
Office/ Lab Space: **2,870 SF**
Climate Controlled Manufacturing Space: **4,340 SF**
General Manufacturing Warehouse: **16,602 SF**
Covered Dock Space: **832 SF (steel frame constructed canopy)**
Dock High Doors: **2 (10' by 10')**
Overhead Drive Through Door: **1 (12' by 12')**
Interior Bay Spacing: **26' by 60'**
Ceiling Height at Eave: **20'**
Year Built: **1989**
Zoning: **I-2 Industrial Park District**
Flood Plain Designation: **Zone X outside 100 year flood plain**
Construction: **Class S Industrial building- steel post and beam frame**
Foundation: **Poured Reinforced Concrete**
Floors: **Poured Concrete Slab**
Roof: **Metal Panels**
Fire Protection: **Smoke detectors and wet sprinkler system**
Electrical: **800 amps with two transformers**

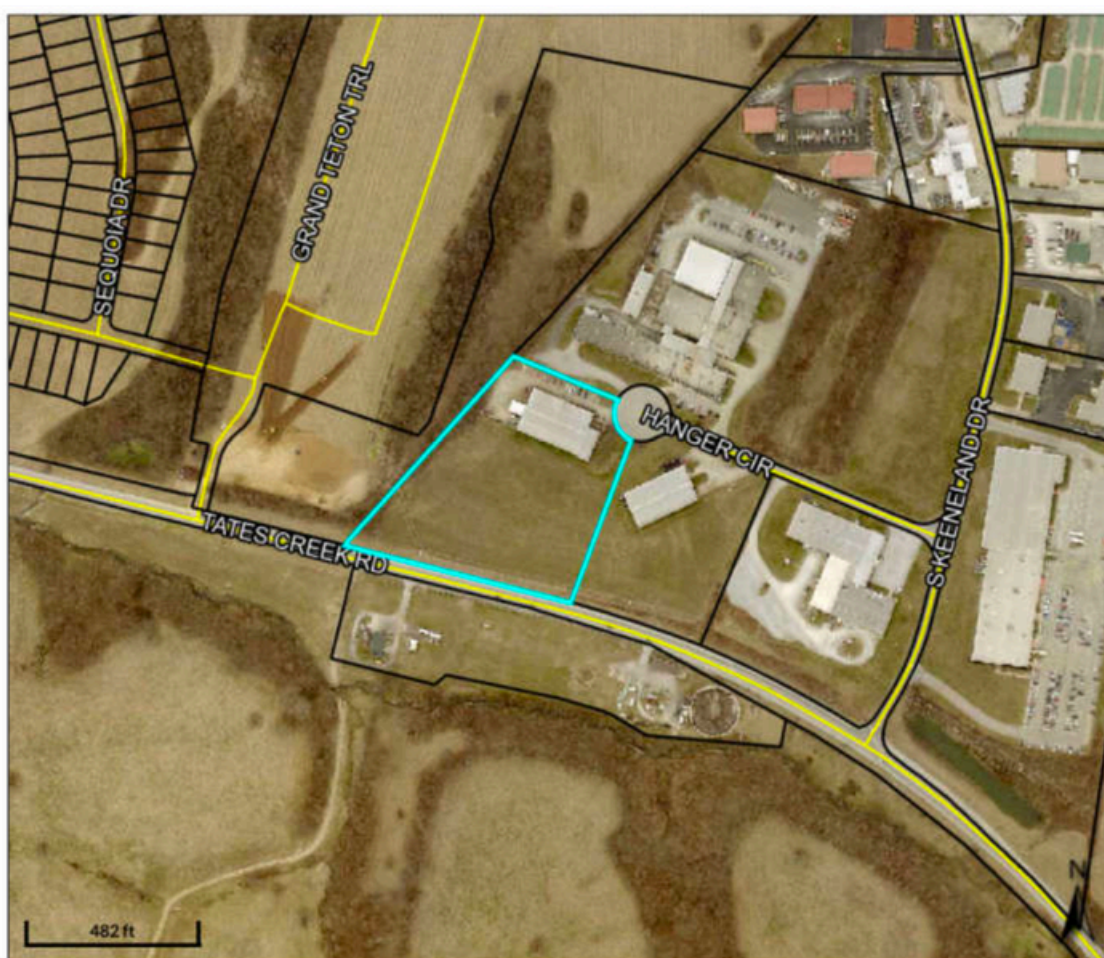
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URBAN GROUPE

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 **qPublic.net**™ Madison County, KY PVA



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Area Information:

Located in the Richmond Industrial Park, this property enjoys close access to Interstate-75 offering a strategic regional location for many businesses. The property is situated only 16 miles south of the major metropolitan area of Lexington, Kentucky.

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UTILITY EASEMENT RETURN

FIVE OVERSICED HENRY GRANTS INTO THE RICHMOND UTILITY COMPANY AN EASEMENT OVER THE TRACES INDICATED BY DASHED LINES AND PARALLEL "ELECTRIC AND UTILITY EASEMENTS."

THE EASEMENTS TO INCLUDE:

1. THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE OR REBUILD POLE LINES AND/OR UNDERGROUND CABLE SYSTEMS.
2. THE RIGHT TO LOCATE AND RELOCATE ALL LOTS TO SAID EASEMENTS.
3. THE RIGHT TO TIE IN OR REMOVE ANY VESSEL NECESSARY TO MAINTAIN PROPER SERVICE.
4. THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY OBSTACLES OR OBSTRUCTIONS THAT MAY CREATE A HAZARD TO SAID POLE LINES OR CABLES.
5. THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY CABLE HEREIN INDICATED.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT TO SAID ELECTRIC UTILITY COMPANY TO INSTALL EITHER OVERHEAD OR UNDERGROUND NECESSARY WIRING FOR STREET LIGHTING THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED FEWER THAN FIVE (5) FEET FROM ANY LOT LINE. LOT CHANGES ARE TO BE MADE AND LOTS LINED IN ACCORDANCE WITH THE RICHMOND UTILITY COMPANY, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

(DATE) _____ (OWNER) HANCO, CITY OF RICHMOND, KENTUCKY

UTILITY COMPANIES KENTUCKY UTILITIES CO.

STATE CENTRAL TEL. TEL. CO.

CERTIFICATE OF OWNERSHIP AND INDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH THE (OUR) FINAL CONSENT, INCLUDING THE VOUCHER INCLUDING NEIGHBORHOOD LINES, AND RESERVE ALL RIGHTS, ALIENS, WANTS, FINES AND OTHER LAWS WHICH RELATE TO PUBLIC USE, AND HERIN GRANT TO THE ALL EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON THIS PLAN.

(DATE) May 6, 1987 (OWNER) Carl B. Baker

HANCO, CITY OF RICHMOND, KENTUCKY

CERTIFICATE OF ADOPTION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY TO THE ADOPTED BY THE RICHMOND, KENTUCKY PLANNING COMMISSION AND THAT THE EASEMENTS HAVE BEEN PLACED AS SHOWN ON THE FINAL PLAN, TO THE SATISFACTION OF THE COUNTY ENGINEER OR THE CITY ENGINEER.

(DATE) 4-8-1987 (PLANNING COMMISSION) Charles E. Black

REGISTERED ENGINEER OF SURVEY

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RICHMOND, KENTUCKY WITH THE EXCEPTION OF SUCH VARIATIONS, IF ANY, AS ARE NOTED IN THE MARGIN OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

(DATE) 4-8-1987 (COUNTY CLERK) Paul E. Black

CERTIFICATE OF ADOPTION

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAN FOR THE EASEMENTS OUTLINED IS ACCEPTED FOR FILING AND RECORDING.

(DATE) _____ (COUNTY CLERK OR RECORDS) _____

VICINITY SKETCH
SCALE: 1"=400'

MINOR PLAT
TRACT 16
FOR
INDUSTRIAL PARK

HANGER CIRCLE RICHMOND KENTUCKY

DATE: 4-8-87
BY: CHARLES E. BLACK
REGISTERED LAND SURVEYOR

RECEIVED
MAY 11 1987
COUNTY CLERK
RICHMOND, KENTUCKY

NOTES:
1. ALL CORNERS MARKED WITH STEEL PINS UNLESS OTHERWISE NOTED.
2. 1" = 100' HORIZONTAL SCALE.
3. 1" = 10' VERTICAL SCALE.
4. OWNER TO CONSTRUCT & MAINTAIN ADJACENT TO BACK OF CURB.

SCALE: 1"=400'

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Exterior Photos



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Interior Photos



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Disclosure

Please note: This property is in receivership and is subject to Order(s) entered in the Madison Circuit Court, Division 1, Case No. 25-CI-00157 and the information contained herein is believed to be true and accurate, provided, however, no representations or warranties of any kind are made hereby and the recipient hereof is relying exclusively on its own due diligence. Purchaser acknowledges that Receiver is selling the property pursuant to an order of Civil Court and the Receiver has had no involvement in the development, entitlement or construction of the Premises. Notwithstanding anything to the contrary, herein contained, Purchaser expressly understands, acknowledges and agrees that the conveyance of the Property shall be made by the Receiver to Purchaser on an "as is, where is" basis, and "with all faults," and Purchaser acknowledges that Purchaser has agreed to buy the Property in its present condition and that Purchaser is relying solely on its own examination and inspections of the Property and not on any materials or information (including but not limited to any environmental reports, investigations, or assessments) furnished or statements or representations made, by Receiver or any agents or representatives of the Receiver, except as otherwise specifically set forth herein. Purchaser hereby acknowledges that, except as otherwise specified herein, Receiver makes no warranty or representation, expressed, or implied, or arising by operation of law, including but not in any way limited to, any warranty condition, habitability, merchantability, or fitness for a particular purpose of the Property or any portion thereof, or with respect to the economical, functional, environmental, or physical condition, compliance with all applicable laws, ordinances and regulation, or any other aspect, of or affecting the Property. As required by KREC regulations, let it be known that the Receiver, Mark Rubin, is also the licensed Broker for Urban Groupe, the listing company for the Property.

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