



OFFICE + WAREHOUSE SPACE FOR SALE

250 CROSSFIELD DRIVE | VERSAILLES, KENTUCKY

CONTACT

BRYAN LITTLE

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kycommercial.net

PROPERTY DESCRIPTION

Office + Warehouse 250 Crossfield Drive | Versailles, Kentucky



LOCATION

- 250 Crossfield Drive, Versailles, KY 40383
- Adjacent to Kroger Marketplace, located on Crossfield Drive, intersects with US-60 (Versailles Bypass).

AVAILABLE

- 3,840 sq ft office space
- 5,410 sq ft warehouse space
- 9,250 total sq ft

OFFERING

- \$1,350,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	4.2K	19.1K	21.5K
Daytime Population	5.1K	15.7K	19.3K
Household Income Avg.	\$93.9K	\$98.5K	\$102.2K

HIGHLIGHTS

- Stand-alone office building in a prime commercial location
- Adjacent to Kroger Marketplace
- 0.797-acre site with flexible layout
- Additional flexibility for outdoor storage
- New site improvements
- Flexible office/warehouse layout
- Ideal for owner-user or investment



KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

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PROPERTY PHOTOS

Office + Warehouse 250 Crossfield Drive | Versailles, Kentucky



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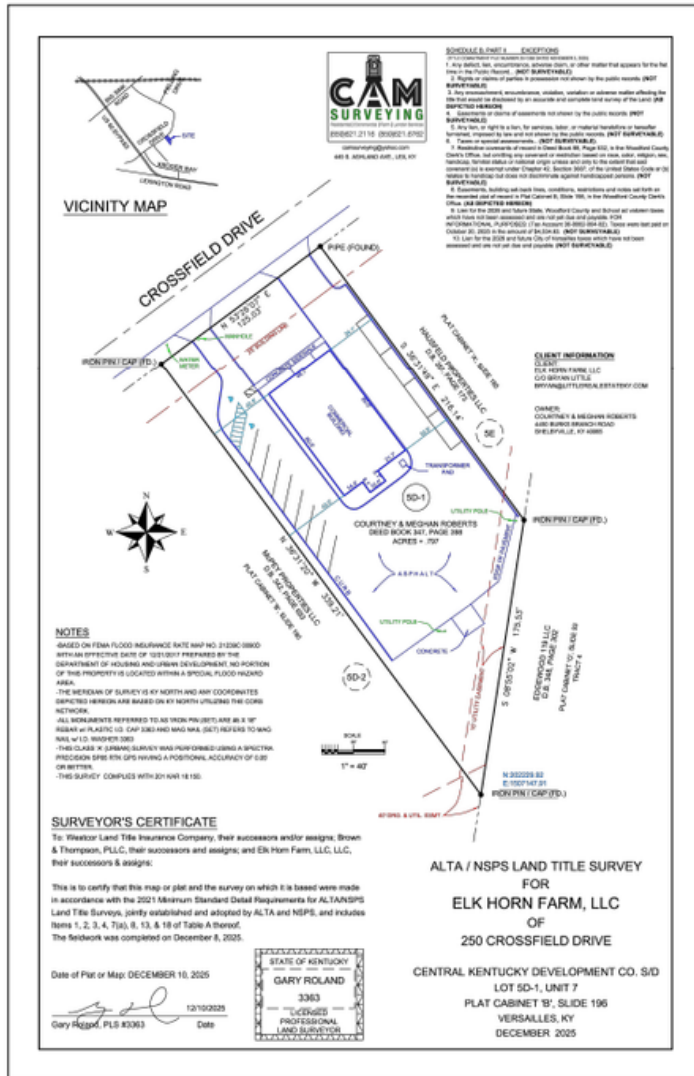
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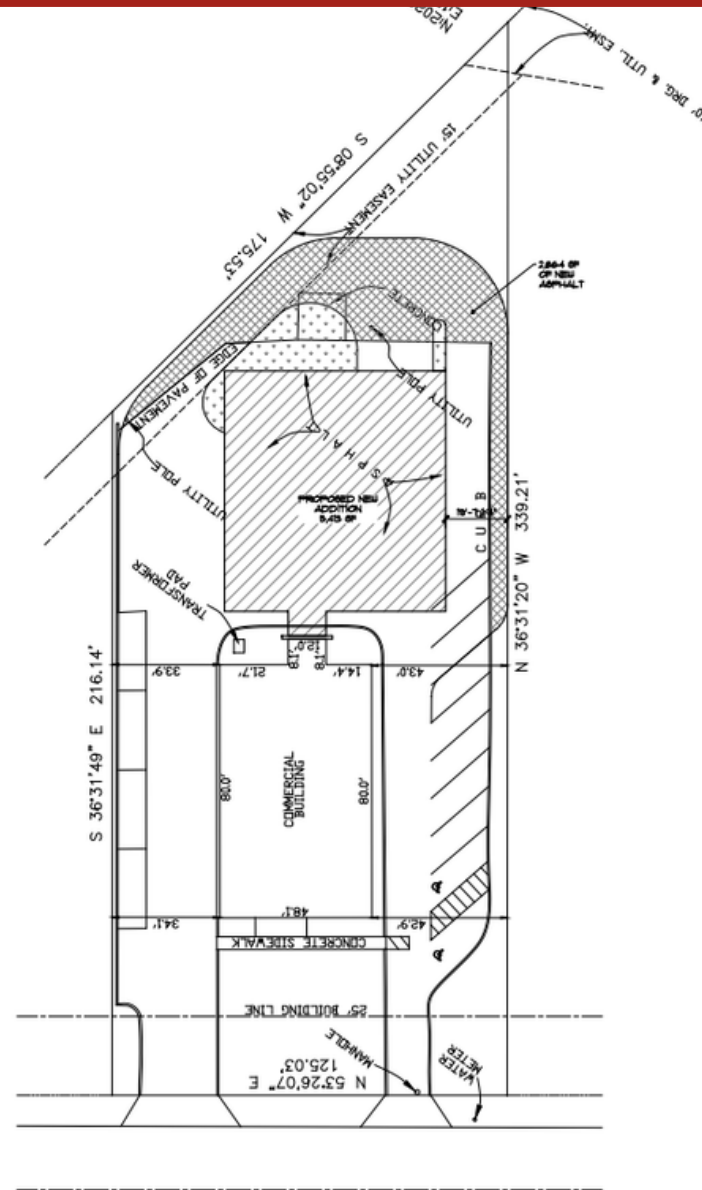


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ALTA SURVEY (BY OTHERS)
SCALE: 1"=40'-0"



G&G CONTRACTORS
Contractors & Design Bu.
548 Medlock Ln, Annville, KY 40009
606/735-2222

MILLION ARCHITECTURE
109 WOODSIDE WAY, NICHOLASVILLE
WWW.MILLIONARCHITECTURE.COM

CONCEPTUAL
NOT FOR
CONSTRUCTION

DESIGN FOR A P.E.M.B. BUILDING ADDITION AT
250 CROSSFIELD DRIVE
FOR STEVE COLEMAN AND G&G
CONTRACTING
VERSAILLES, KY 40383
WOODFORD COUNTY

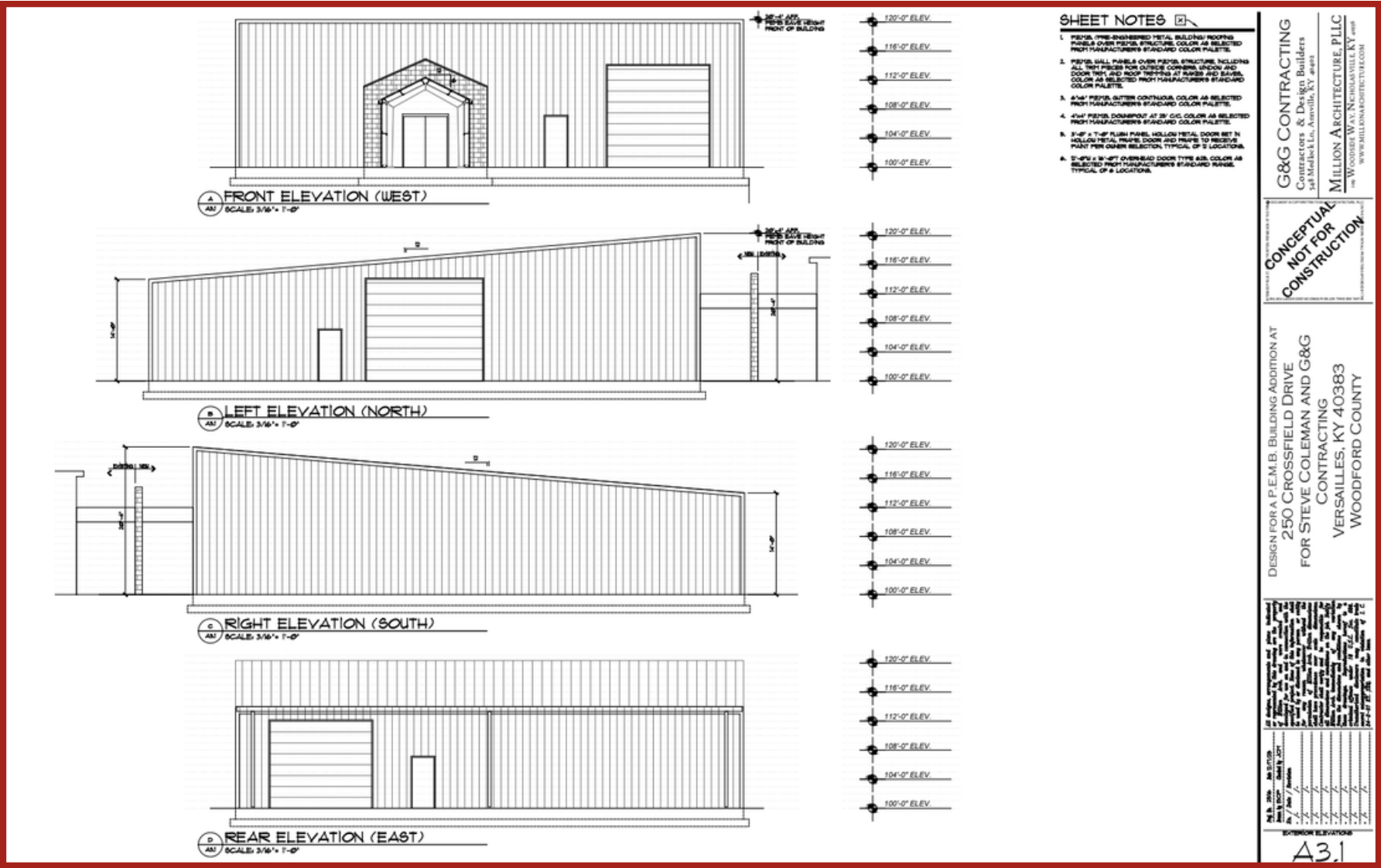
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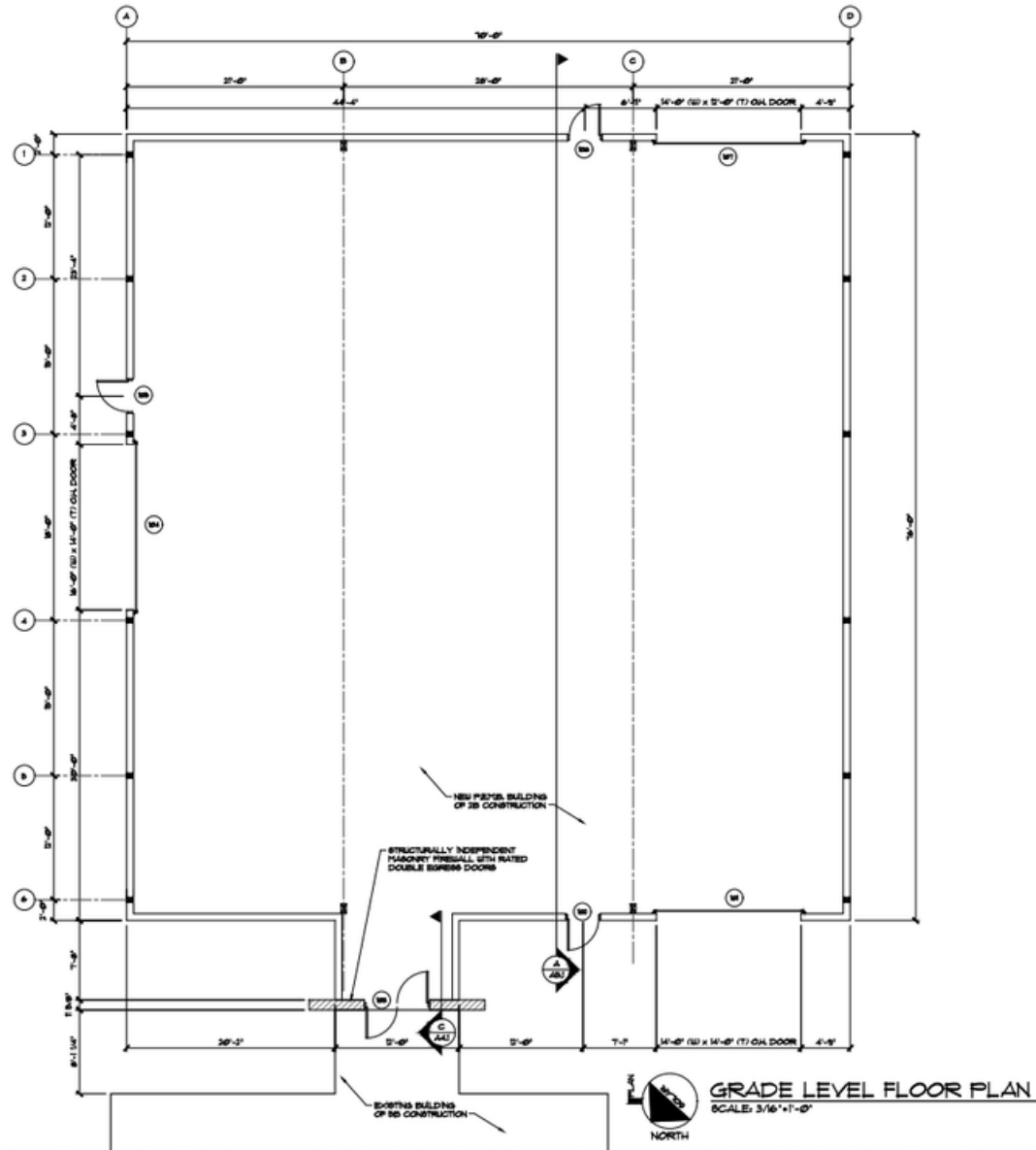
SITE IMPROVEMENT ELEVATION

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IF ADDITIONAL DIMENSIONAL INFORMATION IS REQUIRED FOR THE IMPLEMENTATION OF THIS DESIGN, INQUIRE WITH THE DESIGN PROFESSIONAL VIA THE PROTOCOLS OF THE GENERAL CONDITIONS FOR THE CONTRACT.

- B. DETAILWORK REPRESENTED ON THESE PLANS & SHEETS RUN FROM FACE OF BEAMS TO FACE OF BEAMS. UNLESS OTHERWISE NOTED, ALL PARTITIONS, WALLS, DOORS, AND CEILING PANELS SHALL BE CONSTRUCTION TYPE I. PARTITIONS AND EXTERIOR WALLS SHALL BE CONSTRUCTION TYPE II.
- C. DETAILWORK TO FINISH GRADE OF EXTERIOR WALLS DO NOT INCLUDE ROOF INSULATION, CURB PROFILES OR ROOF DRAINAGE. DETAILWORK TO FINISH GRADE OF EXTERIOR WALL SECTIONS ON THE AREA BEHIND OF BASEMENTS SHALL BE CONSTRUCTION TYPE I.
- D. UNLESS NOTED OTHERWISE, INTERIOR WALL PARTITIONS SHALL BE TYPE "A" PARTITIONS AS DEFINED IN PARTITION TYPE DETAILS ON SHEET "A".
- E. ON A STRAIGHT WALL WHICH EXTENDS THROUGH THE ROOF, THE ROOF PARTITION SHALL RUN CONTINUOUS ALONG THE LENGTH UNLESS NOTED OTHERWISE.
- F. PORTIONS OF THESE PLANS HAVE BEEN ENLARGED TO BE SHOWN IN GREATER DETAIL, WITH THIS DRAWING SET, TO SHOW THE LOCATION OF THE PARTITION. THE LOCATION OF ENLARGED ASPECTS OF THE PROJECT SHALL BE SHOWN ON THE GENERAL PLAN. SEE DETAILS WITH THESE CONSTRUCTION DOCUMENTS.
- G. REFLECTED CEILING PLANS HAVE BEEN PROVIDED ON THE AREA BEHIND OF BASEMENTS. THOSE CEILING PLANS SHALL BE BASED ON THE FINISH GRADE OF THE CEILING MATERIALS LAYOUTS AND HEIGHTS DEFINED ON THOSE PLANS. THE CEILING PLANS SHALL BE BASED ON THE SHEET "A". TO ACHIEVE THESE HEIGHTS, COORDINATION WITH THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE DEPARTMENT SHALL BE REQUIRED. THE PLUMBING DEPARTMENT SHALL BE THE AUTHORITY TO ADDRESS TO THE DESIGNER. ALL ABOVE FINISHED PLUMBING LAYOUT OF THE PLUMBING DEPARTMENT SHALL BE AS SHOWN.
- H. ROOF PARTITIONS, DOOR SCHEDULES AND WINDOW TYPES REPRESENTED ON THESE PLANS ARE FURTHER DEFINED IN THE SCHEDULES AND WINDOW TYPES.

PLAN SHEET NOTES

1. CONTINUATION OF EXISTING WALKING SURFACE WITH CONCRETE PAD OR SIDEWALK. SEE CIVIL DRAWINGS. SLOPE AWAY FROM BUILDING AS DEFINED ON SHEET 04B.

FIRE EXTINGUISHERS

- 102 FINE EXTINGUISHER TYPE 9, AS SPECIFIED ON SHEET 04, WITHIN A 90°-RECESSED CABINET, FOR A RATED WALL MOUNTED AT A HEIGHT OF 48" AFF TO DOOR HANDLE.

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FIRST FLOOR PLAN

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