



Stor-N-More

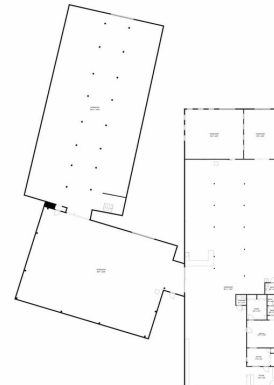
\$749,900

Rare opportunity: Highly visible commercial warehouse on E. Main Street

Excellent commercial property featuring three connected warehouse buildings with approximately 133 feet (+/-) of road frontage on E. Main Street, located in a high-traffic corridor with strong daily vehicle exposure, ideal for businesses that benefit from visibility and easy access. The property includes a...

- 15,000 +/- sq ft warehouse on 1.46 +/- acres
- 3 loading docks
- 3 private offices + reception area
- 3 phase electric
- 2 restrooms
- 1,200 +/- sq ft loft storage
- Easy truck access
- Great owner-user or investment opportunity...

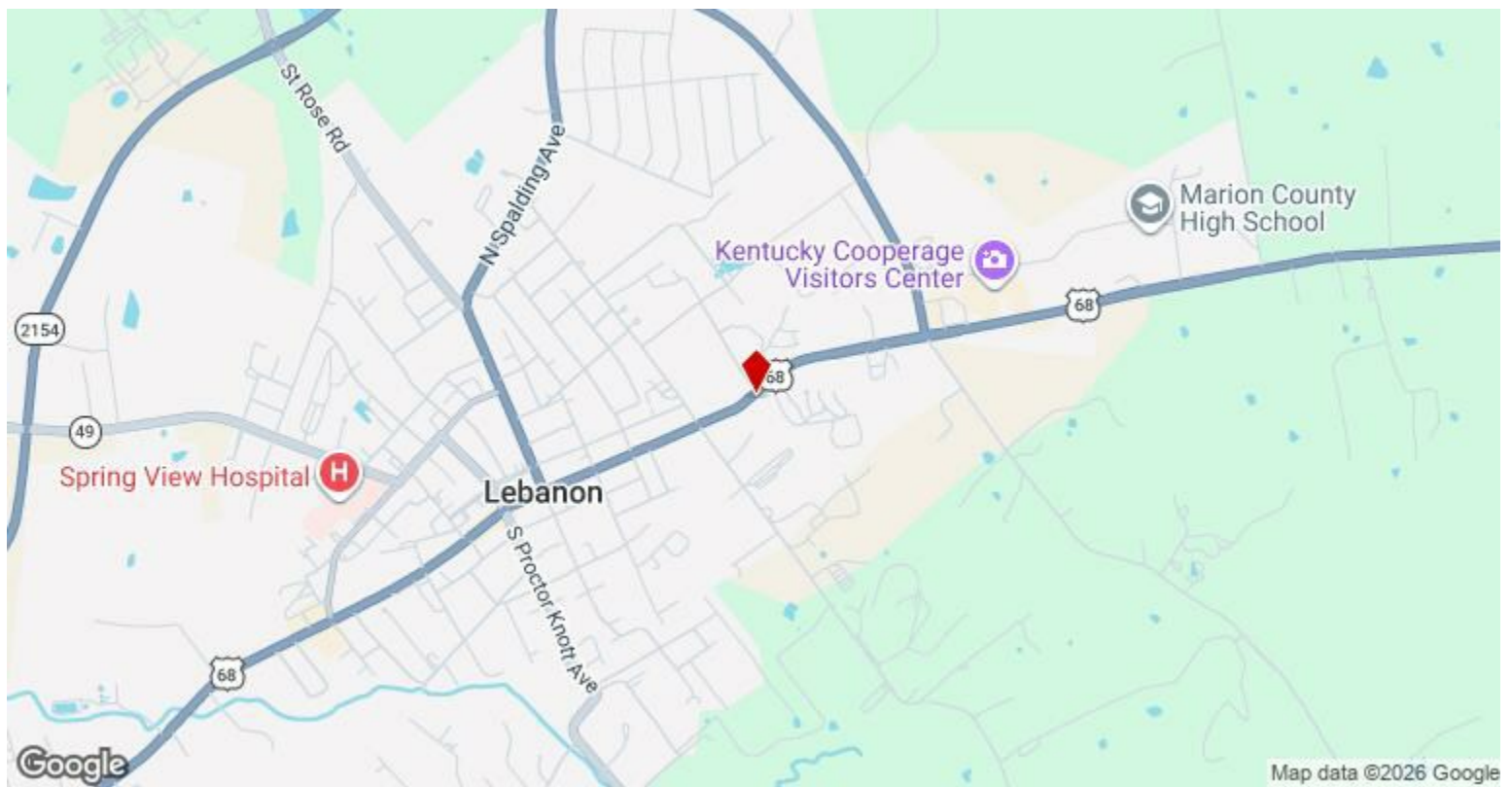
- Heavy traffic commercial area
- 3 Loading Docks
- Offices and reception desk



TOTAL: 1317 sq. ft.
 DAIRY FREEZE: 523 sq. ft., WAREHOUSE/OFFICE: 794 sq. ft., LOFT: 0 sq. ft.
 EXCLUDED AREAS: PORCH: 30 sq. ft., STORAGE: 13 sq. ft., RECEPTION: 1437 sq. ft.,
 LOFT: 1136 sq. ft., OPEN TO BELOW: 3534 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Price:	\$749,900
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	1.46 AC
No. Lots:	1
Zoning Description:	B-2
APN / Parcel ID:	065-024





500 E Main St, Lebanon, KY 40033

Rare opportunity: Highly visible commercial warehouse on E. Main Street

Excellent commercial property featuring three connected warehouse buildings with approximately 133 feet (+/-) of road frontage on E. Main Street, located in a high-traffic corridor with strong daily vehicle exposure, ideal for businesses that benefit from visibility and easy access. The property includes a commercial entrance approved by the Kentucky Transportation Cabinet – District 4, allowing smooth access for delivery trucks, service vehicles, and customer traffic.

Approx. 15,000 +/- sq ft warehouse with offices, reception area, and 2 restrooms. Features multiple overhead doors, 3 loading docks, central HVAC, and 1,200 +/- sq ft loft storage. Includes front office space with connected warehouse and rear access. Providing flexibility for storage, operations, or light industrial use.

The front building (46' x 118' – approx. 5,428 sq ft) is well-suited for a combination of office and operational space and includes a reception area, three offices, two half bathrooms, and central heating and air conditioning. An attached 26' x 46' storage area (approx. 1,196 sq ft) features two loading docks with overhead doors for convenient loading and access.

Connected to the main building is a 50' x 70' warehouse section (approx. 3,500 sq ft) equipped with an overhead door, loading dock, and central heat and air, making it great for distribution, inventory storage, or light manufacturing.

The rear warehouse (48' x 100' – approx. 4,800 sq ft) includes a 12' x 100' loft storage area (approx. 1,200 sq ft) and an additional large overhead door providing exterior access, offering added flexibility for equipment, deliveries, or large vehicle entry.

With substantial square footage, multiple warehouse sections, office space, and excellent road visibility, this property presents a great opportunity for businesses, investors, or expanding operations in a well-traveled commercial area.