



4-Building Industrial Campus

60 Bells Ln

Junction City, Kentucky 40440

Property Highlights

- Four-building industrial complex with $\pm 119,100$ SF total on ± 11.63 AC
- Building 1: $\pm 30,000$ SF with 2 drive-in doors and 4 docks
- Building 2: $\pm 76,500$ SF with 5 drive-in doors
- Building 3: $\pm 6,300$ SF with 2 drive-in doors
- Building 4: $\pm 6,300$ SF with 1 drive-in door
- All drive-in doors have Wi-Fi openers
- Flexible layout suitable for manufacturing, warehouse, distribution, fabrication, or contractor operations
- Opportunity for owner-user, investor, or multi-tenant occupancy
- Ample site area for truck maneuvering, parking, equipment storage, and outdoor operations
- Located just minutes from Danville with convenient access to US 127 and US 150

Offering Summary

Sale Price:	\$2,400,000
Lease Rate:	\$4.95 SF/yr (NNN)
4-Building Total Size:	$\pm 119,100$ SF
Lot Size:	± 11.63 Acres

For More Information

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For Sale & Lease
119,100 SF | \$2,400,000
Industrial Space

Building Information

Total Buildings Size	+/-119,100 SF
Number of Buildings	4

Building #1

Size	+/-30,000 SF (100' x 300')
Column Spacing	39' x 39'
Drive-In Doors	Two (16' x 10' and 12' x 12'); with wifi openers
Docks	4
Ceiling Height	16' eaves; 22' center

Building #2

Size	+/-76,500 SF
Column Spacing	40' x 40'
Drive-In Doors	Five (3-12'x14', 16'x14' interior, 16'x16' interior); with wifi openers
Ceiling Height	14' eaves; 18' center
Lighting	LED
Electric	600 amp, 240 volt, single phase; 400 amp, 240 volt; 200 amp
Construction	Concrete block/Steel beam

Property Information

Property Subtype	Warehouse/Manufacturing
Zoning	Industrial
Lot Size	+/-11.63 Acres
APN #	J02-001-022

Building #3

Size	+/-6,300 SF (70'x90')
Drive-In Doors	Two (16'x12'); with wif openers
Ceiling Height	14' eaves; 16' center
Gas Heaters	Two ceiling mount
Electric	2 - 200 amp, 240 volt

Building #4

Size	+/-6,300 SF (70'x90')
Drive-In Doors	One (12'x16')
Electric	Existing panel, not connected

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Boundaries are approximate and for illustration only

Available Spaces

Size (SF)	Type	Lease Rate	Description
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119,100 SF

NNN

\$4.95 SF/yr

Four-building industrial complex with ±119,100 SF total on ±11.63 AC; Building 1: ±30,000 SF with 2 drive-in doors and 4 docks; Building 2: ±76,500 SF with 5 drive-in doors (2 interior); Building 3: ±6,300 SF with 2 drive-in doors; Building 4: ±6,300 SF with 1 drive-in door



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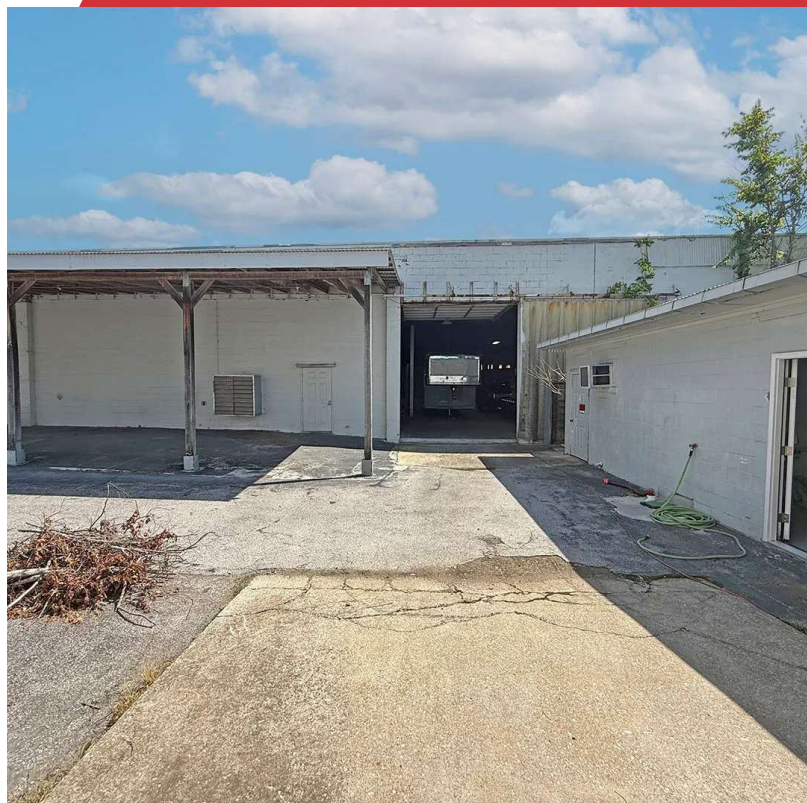
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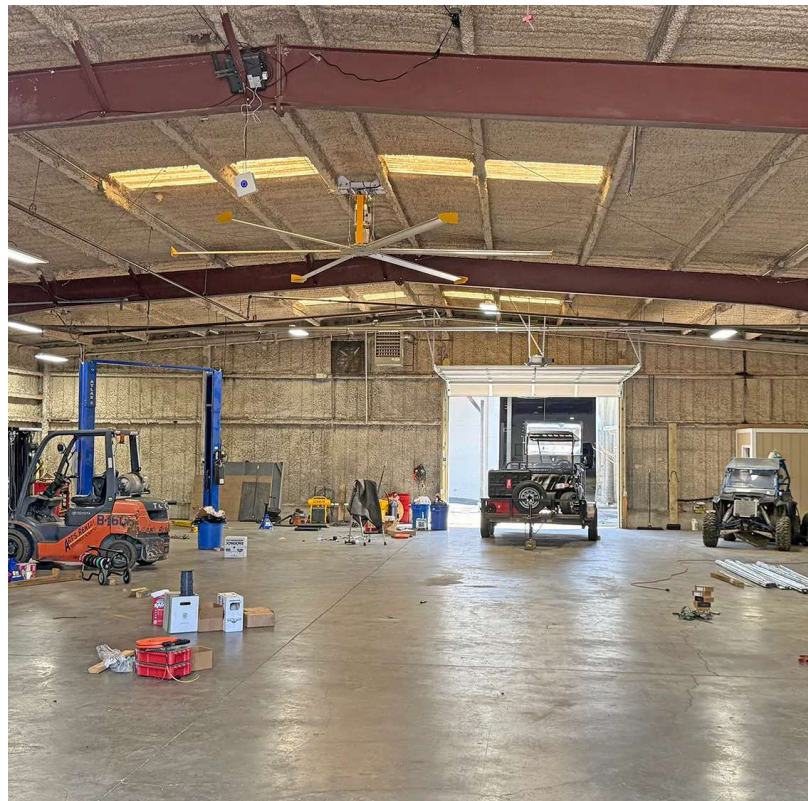
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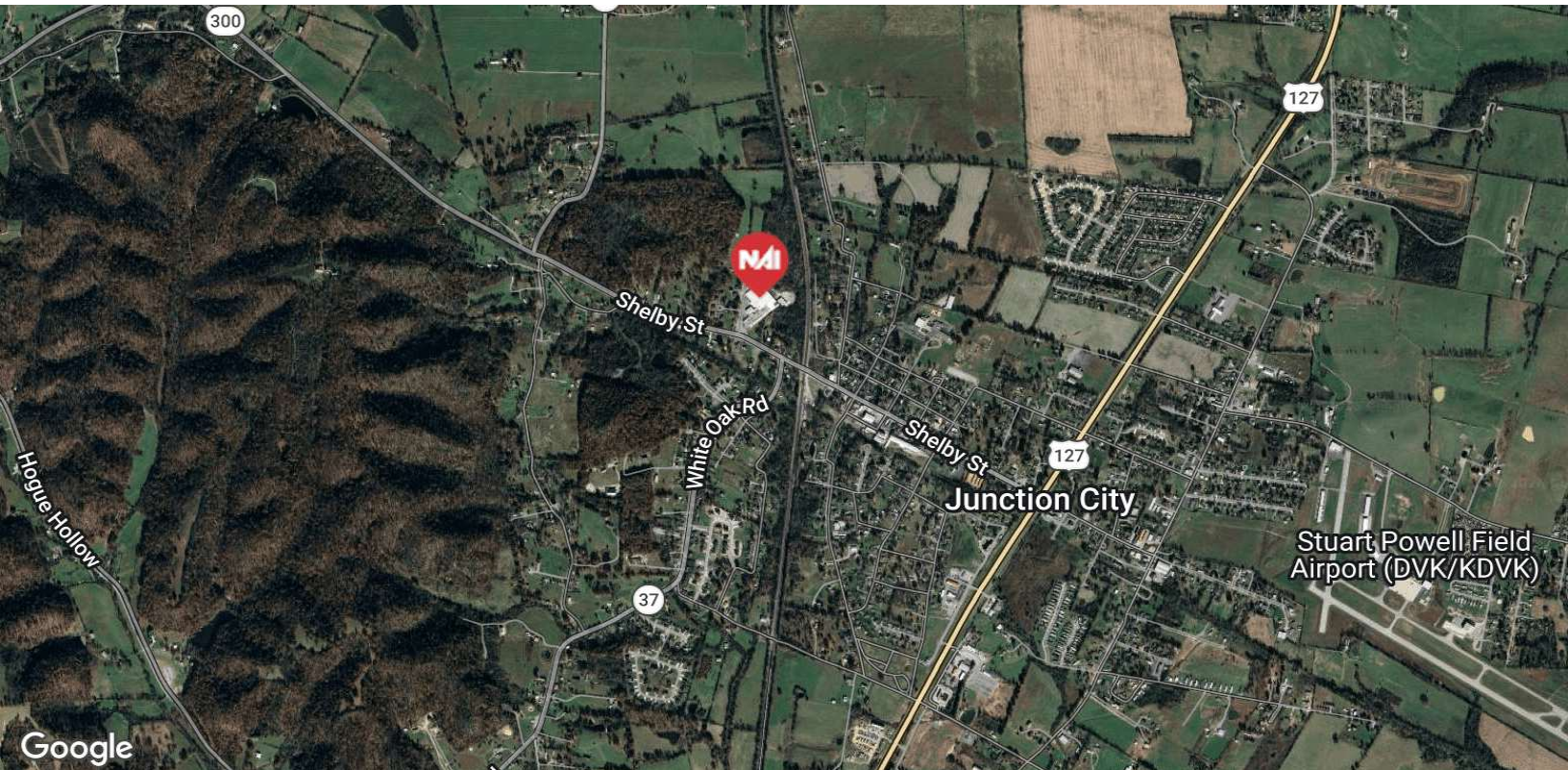
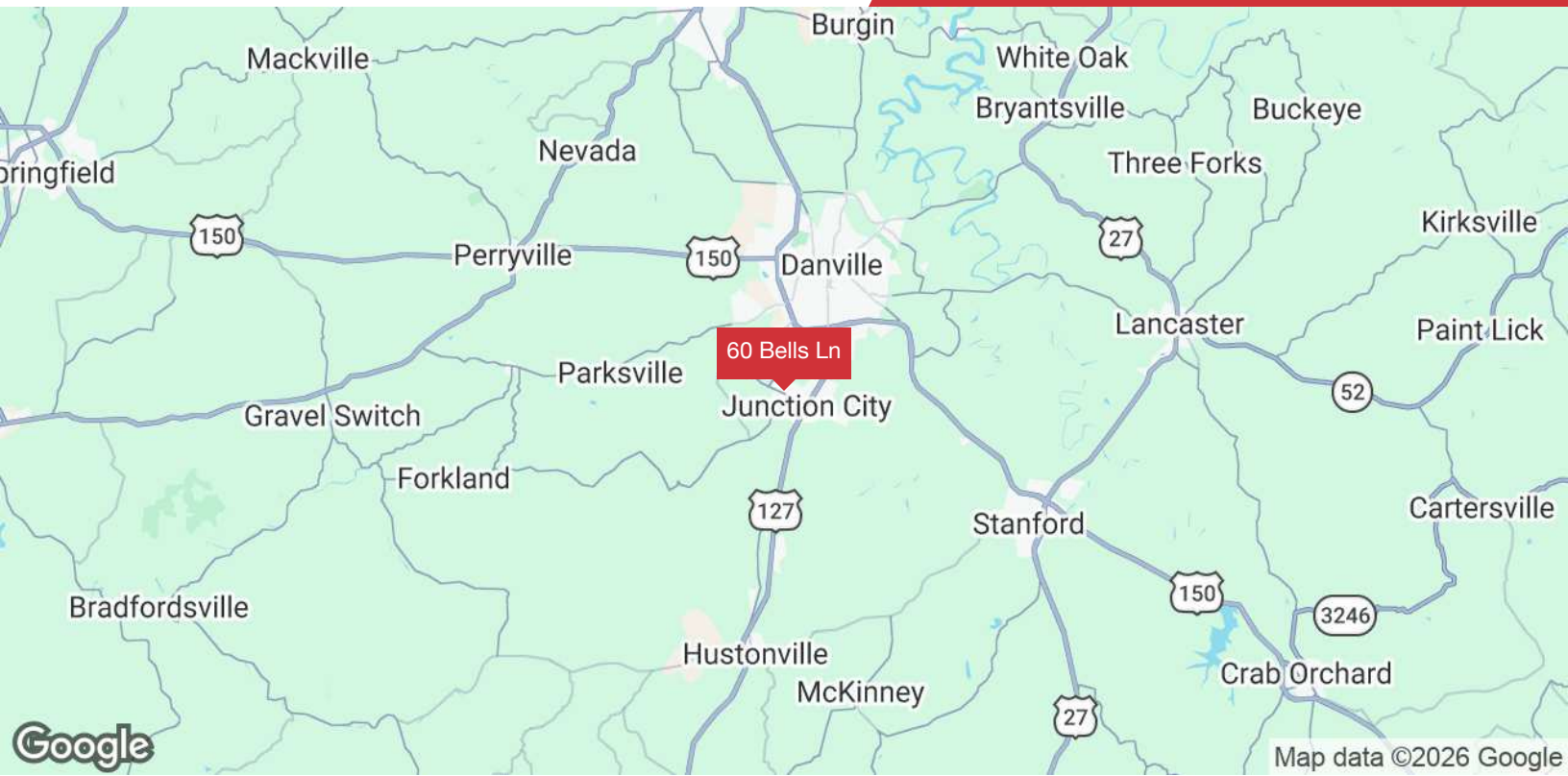
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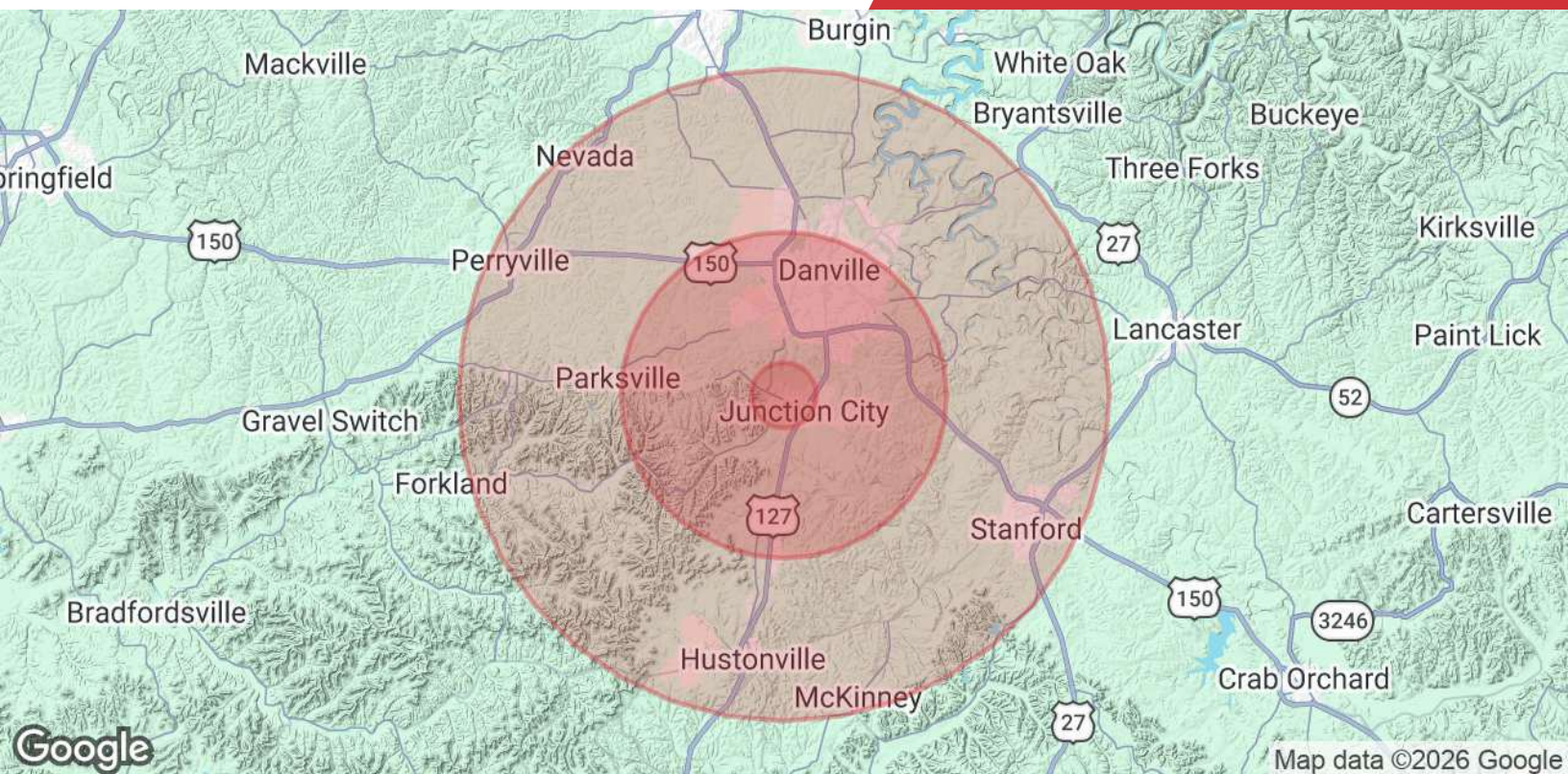
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,688	20,701	45,885
Average Age	37.5	36.9	40.5
Average Age (Male)	36.6	36.4	40.0
Average Age (Female)	39.7	38.5	42.0
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	676	8,135	18,048
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$62,853	\$70,200	\$79,357
Average House Value	\$134,345	\$198,583	\$203,311

2025 STDB Demographics