

105 INDUSTRY DRIVE

Versailles, KY 40383

FOR SALE

Offering Memorandum



BLOCK+LOT

Executive Summary

Block + Lot Real Estate is pleased to present 105 Industry Drive, a +/-147,010 SF industrial facility situated on +/- 17.016 acres in Versailles, Kentucky. The property is located within Woodford County's established industrial corridor, surrounded by major operations including Pilkington North America, Sheridan Kentucky, Clark Distributing, and More Than a Bakery.

Designed for high-volume manufacturing, the facility features eight dock doors (six with levelers), nine drive-in doors, ceiling heights of approximately 24' to 27', 2,405 amps of power supplied by LG&E KU, and a +/- 4,147 SF storage shed.



+/-147,010 SF

Building Area

+/-17.016 Acres

Land

I-2 Heavy Industrial

Zoning

\$9,950,000

Price

Property Overview

Address	105 Industry Drive, Versailles, KY 40383
County	Woodford County
Building Area	+/- 147,010 SF
Land Area	+/- 17.016 Acres
Zoning	I-2 (Heavy Industrial)
PVA Parcel ID	30-0000-032-03
Ceiling Height	+/- 24' – 27'
Column Spacing	40' x 40'
Dock Doors	8 (6 with levelers)
Drive-In Doors	9
Parking Spaces	184
Sprinkler	Wet system; 3 risers, pumphouse on site
Power	2,405 AMP (LG&E KU)
Gas	Columbia Gas of KY
Water / Wastewater	Versailles Municipal Utilities
Listing Price	\$9,950,000



Property Photos



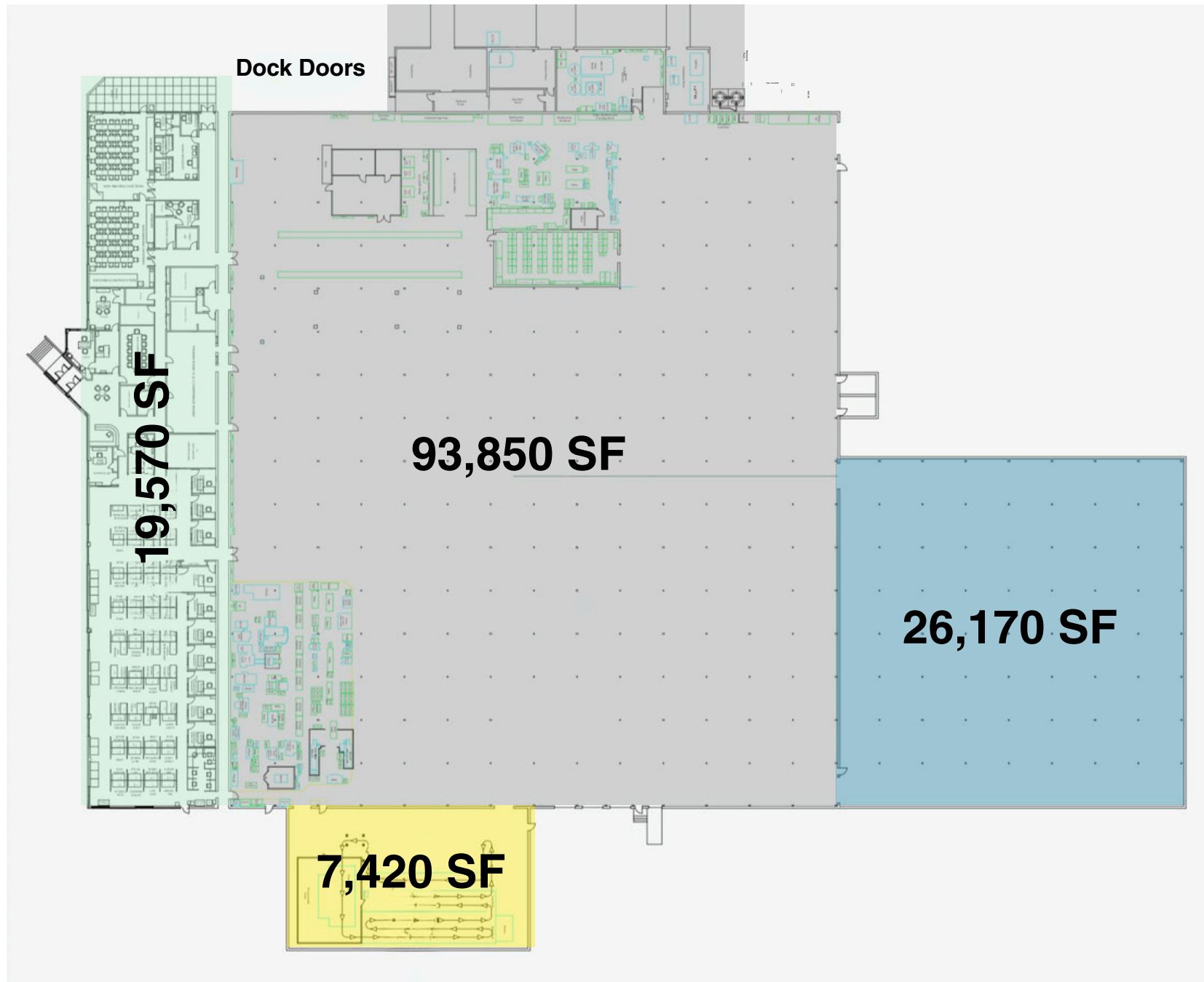
Property Photos



Property Photos



Floor Plan



Site Plan



FLOOD ZONE INFORMATION

Based on an inspection of the Federal Emergency Management Agency's (FEMA) Map Number 21233C0080, with an effective date of 12/27/2017 for the City of Versailles, (21233), Woodford County, KY which are the current Flood Insurance Rate Maps (FIRM) for the community in which the subject property lies, the subject property is located within Zone "X", Other Flood Areas.

Zone "X", Other Flood Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths less than 1 foot; or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.

UTILITY CONTACTS

Scott McCouley
Deed Book 142, Page 142
Plot C-8, Side 132
Unit 5, Lot 253
(800)981-0600

Colombia Gas
2001 Warner Rd.
Lexington, KY 40511
(800)288-0236

Woodstream Kentucky LLC
100 Mallard Creek Rd.
Lexington, KY 40507
(502)519-3366

Spectrum
Cablecom R/S
Lexington, KY 40503
(888)450-7853

Marion Fiber Network
3701 Communications Way,
Knoxville, TN 37715
(844)684-0215

Jack & Elizabeth Woodruff
Deed Book 325, Page 357
Plot C-8, Side 132
Unit 5, Lot 256

Northwest Woodruff Water District, LLC
Deed Book 315

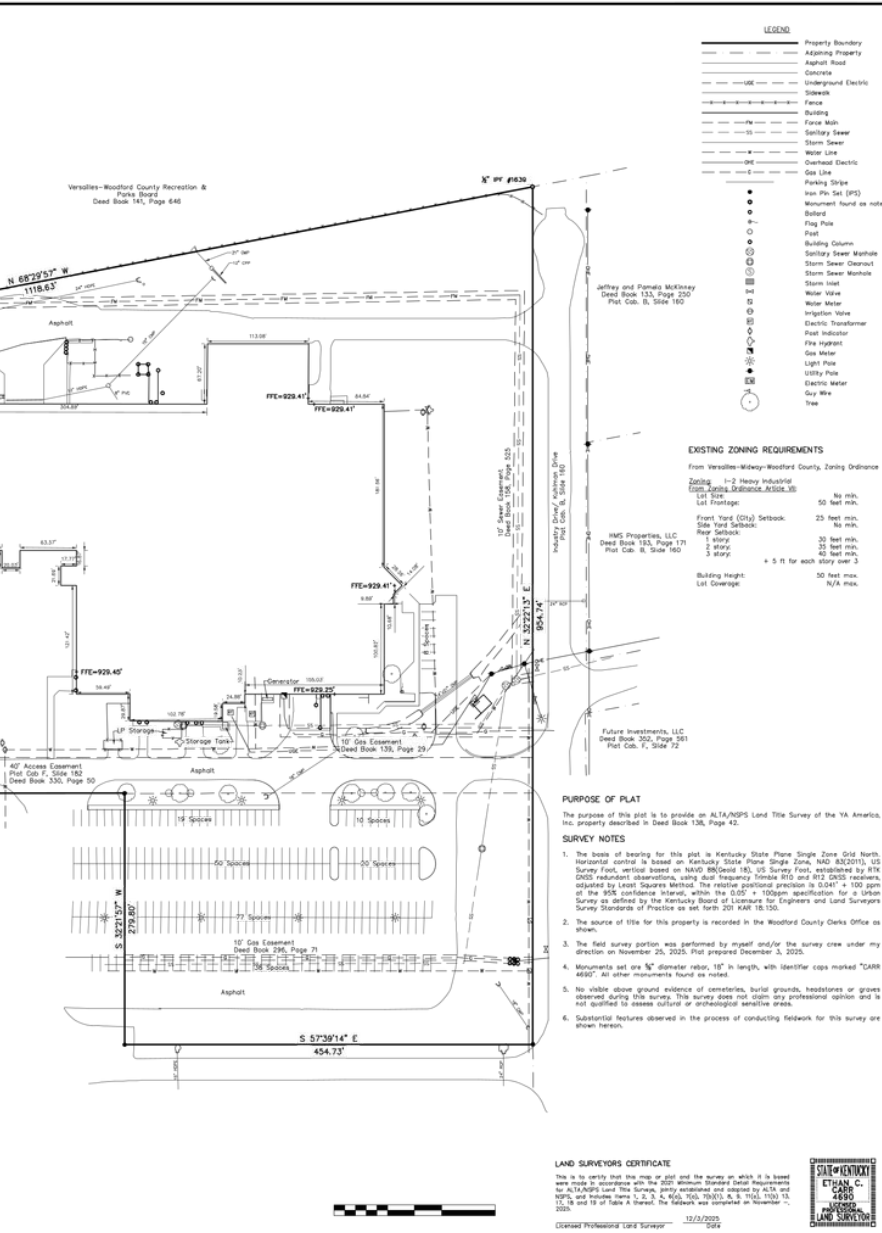
OPINION OF TITLE

A records search prepared by William K. Moore, Attorney at Law, Moore Law Office, PLLC, dated November 7, 2025, for Ma. Lewis Dale, Mayor of the City of Versailles, notes marketable title vested in Yakuhama Industries America, Inc., of 105 Industry Drive, Versailles, KY 40383, subject to following exceptions:

- The 40' access easement and the building setbacks shown upon the plat entitled Yakuhama Industries America, Inc., formerly known as YA America, Inc. and YA America, Inc., that appears of record in Plot Cabinet F Side 182 in the Woodruff County Court Clerk's Office. As shown herein and noted for reference.
- The easement dated August 3, 1989 from YA America, Inc. to Columbia Gas of Kentucky, Inc. for a gas pipeline that appears of record in Deed Book 139 of Page 29 in the aforementioned Clerk's Office. As shown herein and noted for reference.
- The easement dated July 2, 1991 from YA America, Inc. to Jack A. Kuhn that appears of record in Deed Book 158 of Page 353 in the aforementioned Clerk's Office. As shown herein and noted for reference.
- The easement dated August 1, 2004 from Yakuhama Industries America, Inc. to Columbia Gas of Kentucky, Inc. that appears of record in Deed Book 296 of Page 71 in the aforementioned Clerk's Office. As shown herein and noted for reference.
- The access easement granted to Sea Automotive Kentucky, LLC by Yakuhama Industries America, Inc. that is referenced in the Short Form Easement Agreement dated November 1, 2020 that appears of record in Deed Book 330 of Page 50 in the aforementioned Clerk's Office. A copy of the full easement document is included in this report and should be provided to the purchaser. As shown herein and noted for reference.
- The property may be subject to the easement dated July 2, 1989 from the Versailles-Woodruff County Economic Development Authority to Columbia Gas of Kentucky, Inc. that appears of record in Deed Book 128 of Page 386 in the aforementioned Clerk's Office. Does not affect subject property.
- The easement dated September 15, 1959 from Salmon Corporation to Columbia Gas that appears of record in Deed Book 56 of Page 21 in the aforementioned Clerk's Office. Document not platable.
- The easement dated January 25, 1980 from Salmon Corporation to Kentucky Utilities Company that appears of record in Deed Book 56 of Page 497 in the aforementioned Clerk's Office. Does not affect subject property.
- The easement dated November 14, 1962 from Salmon Corporation to Kentucky Pipeline Company that appears of record in Deed Book 60 of Page 225 in the aforementioned Clerk's Office. Does not affect subject property.
- The easement dated September 17, 1968 from Kullman Corporation to Kentucky Pipeline Company for an electric substation area and transmission line that appears of record in Deed Book 72 of Page 329 in the aforementioned Clerk's Office. Does not affect subject property.
- The property may be subject to the easement granted by Salmon Corporation to Southern Railway Company dated October 14, 1968 that appears of record in Deed Book 72 of Page 464 in the aforementioned Clerk's Office. Does not affect subject property.
- The property may also be subject to the utility easement granted by Salmon Corporation to Baby Bottles and a lot within along Kullman Drive to the Stargess Subdivision dated July 12, 1978 recorded in Deed Book 97 of Page 293 in the aforementioned Clerk's Office. Does not affect subject property.
- The restrictive covenants and conditions contained in the deed instrument that appears of record in Deed Book 125 of Page 138 appear in 2015 in the aforementioned Clerk's Office have expired.
- The plat herein took effect for the first time on or prior to the date of this survey. This item is not survey related.
- The property was granted a dimensional variance by the Board of Adjustment in 1987 from the 50' maximum height restriction contained in the Zoning Ordinance to allow the building on the property following its conversion by Yakuhama Industries America, Inc. Document not provided.
- I did call your attention to the following matters not contained in the records of the Woodruff County Court Clerk's Office of which inquiry is recommended:
 - Special assessments, if any, levied by the City or County and any which are in prospect for work contemplated in the future.
 - City or County ordinances affecting the property.
 - Defects, liens, encumbrances or indications of matters which may have arisen or accrued through actions in the Woodruff County Court in which no persons are of record.
 - Public or private claims of parties not shown of record.
 - Statutory mechanics liens, if any, accrued but not yet filed, if any work has been done or material furnished within the last year and if any work has been done or material furnished, whereof a lien should be furnished to you executed by all persons, firms, or corporations who performed labor or furnished materials in connection with the improvements.
 - Boundary lines, proper location of fences or improvements.

ALTA TABLE A NOTES:

- Three monuments were placed during this survey. All other monuments that were referenced were found, located, determined to be accurate, and in good condition.
- The address of the surveyed property as disclosed by the client provided ALTA Commitment is 105 Industry Drive, Versailles, Kentucky 40383.
- The Federal Emergency Management Agency's (FEMA) Map Number 21233C0080, with an effective date of 12/27/2017 for the City of Versailles (21233), Woodford County, KY which is the current Flood Insurance Rate Map (FIRM) for the community in which the subject property lies, the subject property is located within Zone "X", Other Flood Areas.
- The gross land area of the YA America Inc. property is 17,016 acres as shown herein and noted for reference.
- The current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are shown herein and noted for reference.
- Exterior dimensions of all buildings at ground level as shown herein.
- Building 1 is 148,009 sq. ft., and Building 2 is 4,147 sq. ft., at ground level, as shown herein.
- All substantial features observed in the process of conducting the fieldwork (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of rebar) are shown herein and noted for reference.
- Existence of underground utilities existing on or serving the surveyed property as determined by provided site utility plan completed by Broad Street dated January 20th 2024.
- Existence of underground utilities existing on or serving the surveyed property as determined by markings coordinated by the surveyor pursuant to a private utility locate request (Ductology 810) is shown herein.
- The names of the adjoining property owners according to current tax records are shown herein and noted for reference. No unusual changes in the street right of way lines were made available to the surveyor by the controlling jurisdiction. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork.
- Platifiable easements that were disclosed in the documents provided to the surveyor are shown herein and noted for reference.
- A Professional Liability Insurance policy was obtained by the surveyor and is available upon request.



LEGEND

- Property Boundary
- Adjoining Property
- Asphalt Road
- Concrete
- Underground Electric
- Sidewalk
- Fence
- Building
- Force Main
- Sanitary Sewer
- Storm Sewer
- Water Line
- Overhead Electric
- Gas Line
- Parking Drive
- New Pin Set (GPS)
- Monument found as noted
- Survey
- Flag Pole
- Post
- Building Column
- Sanitary Sewer Manhole
- Storm Sewer Cleanout
- Storm Sewer Manhole
- Storm Inlet
- Water Valve
- Water Meter
- Irrigation Valve
- Electric Transformer
- Post Indicator
- Fire Hydrant
- Gas Meter
- Light Pole
- Utility Pole
- Electric Water
- Gas Well
- Tree

EXISTING ZONING REQUIREMENTS

Zoning	Heavy Industrial (S10)
Setback	50 feet min.
Lot Frontage	50 feet min.
Front Yard (S10) Setback	25 feet min.
Side Yard Setback	10 feet min.
1 story	35 feet min.
2 story	45 feet min.
3 story	55 feet min.
4 story or over	65 feet min.
Building Height	30 feet max.
Lot Coverage	N/A max.

PURPOSE OF PLAT

The purpose of this plat is to provide an ALTA/NPS Land Title Survey of the YA America, Inc. property described in Deed Book 136, Page 42.

SURVEY NOTES

- The basis of bearing for this plat is Kentucky State Plane Single Zone North Magnetic control is based on Kentucky State Plane Single Zone, NAD 83(2011), US Survey Foot, vertical based on NAVD 83(2011), US Survey Foot, established by NTS 0005 resection observations, using dual frequency Trimble S10 and S12 GNSS receivers, adjusted by least squares method. The resulting precision is 0.004" + 100 ppm at the 95% confidence interval, within the 0.05" + 100ppm specification for a Urban Survey as defined by the Kentucky Board of Licensure for Engineers and Land Surveyors Survey Standards of Practice as set forth 201 KAR 18:05.
- The source of title for this property is recorded in the Woodruff County Clerk's Office as shown.
- The field survey portion was performed by myself and/or the survey crew under my direction on November 25, 2025. Plat prepared December 3, 2025.
- Monuments set are 1/2" diameter rebar, 18" in length, with identifier caps marked "CAN 4880". As other monuments found as noted.
- No visible above ground evidence of cemeteries, burial grounds, headstones or graves observed during this survey. This survey does not claim any professional opinion and is not qualified to assess cultural or archeological sensitive areas.
- Substantial features observed in the process of conducting fieldwork for this survey are shown herein.

LAND SURVEYORS CERTIFICATE

This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2025 American Standard Detail Requirements (ASDR) and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on November 25, 2025.

12/3/2025
DGA

ALTANPS LAND TITLE SURVEY

Engineering & Planning
2222 University Ave. #212, Building 9
Versailles, KY 40383
Phone: (502) 332-2227
Fax: (502) 332-2228
Email: info@altanps.com

ALTANPS

DATE	REVISION	DESCRIPTION
12/03/2025	1	INITIAL

PROJECT NUMBER	DRAWN BY	NOTED BY

SCALE	DATE

SHEET NUMBER

Aerial Map



Aerial Map - Industrial Park





< 10 mi

to Interstate 64

< 14 mi

to Interstate 75

< 7 mi

to Bluegrass Parkway

Regional Air Access

Woodford County's position within a 90-mile radius of three commercial airports creates a logistics and connectivity advantage. The combination of a growing regional airport minutes away, a top-five global cargo hub in Louisville, and a major international passenger and freight gateway in Cincinnati gives this corridor access typically reserved for primary metros.

Few secondary industrial markets in the U.S. sit within a one-hour drive of both UPS Worldport and Amazon's primary air cargo hub. For industrial tenants with time-sensitive supply chain requirements, this dual-hub proximity is a material operational advantage that directly reduces transit times and logistics costs.



LEXINGTON (LEX)

Bluegrass Airport

~8 miles | ~15 min drive

- 1.6M passengers in 2025 (record year)
- Nonstop: Atlanta, Chicago, NYC, Denver, Dallas, Charlotte, Miami, Las Vegas
- Served by Delta, American, United, Allegiant
- \$709M annual economic impact; 4,745 jobs
- Terminal expansion planned in coming years

LOUISVILLE (SDF)

Muhammad Ali International Airport

~64 miles | ~1 hr drive

- 4.6M passengers in 2025; 40+ nonstop destinations
- Home to UPS Worldport — 5th busiest cargo airport globally
- 7.5B lbs of cargo handled in 2025 (record)
- 3rd busiest cargo airport in North America
- \$1B+ SDF Next capital improvement program underway

CINCINNATI (CVG)

Northern Kentucky International Airport

~90 miles | ~1 hr 30 min drive

- 9.2M passengers in 2024 (record); 55+ nonstop destinations
- Home to Amazon Air Hub (\$1.5B, 3M SF) and DHL Global Superhub
- 6th largest cargo airport in North America
- Nonstop transatlantic: London (British Airways), Paris (Delta)
- \$10.5B annual economic impact on the region

Sources: Blue Grass Airport (2026), Louisville Regional Airport Authority (2026), CVG Airport Authority (2025), Airports Council International (2024)

1,734,293

Population
(45-min drive)

64.7%

Labor Force Participation
(45-min drive)

111,638

Manufacturing Employment
(45-min drive)

\$82,868

Avg Annual Wage
(45-min drive)

\$21.7B

Manufacturing GDP (2024)
(45-min drive)

Sourced from Jobs EQ 2025 Q2

Strategic Location

Versailles, Kentucky, located in Woodford County adjacent to Lexington and Fayette County, offers a strategic Bluegrass location with immediate access to US Highway 60 and excellent connectivity to Interstate 64, Interstate 75 (via Lexington), and the Bluegrass Parkway. Blue Grass Airport is just minutes away, providing commercial air access for business travel.



Quality of Life & Workforce

Woodford County combines regional accessibility with exceptional quality of life. Known for its rolling horse farms and premier location in the heart of bourbon country, the community offers strong public schools, a growing retail base, and thoughtful residential development — all while being near to Lexington's urban amenities. The workforce pipeline is supported by Midway University and nearby institutions including the University of Kentucky, Transylvania University, and Georgetown College.





BLOCK+LOT

Lucas Witt

lucas@balreaestate.com | 859-948-5646

Amy Mellinger

amy@balrealestate.com | 859-619-5369

Audrey Grace Hacker

audreygrace@balrealestate.com | 859-806-3054

balrealestate.com