



Industrial Facility

125 Reed Court
Stanton, Kentucky 40380

Property Highlights

- ±9,962 SF industrial facility with +/-800 SF office space situated on ±3.12 acres
- Strategic location in Stanton, Kentucky with convenient access to the Mountain Parkway and regional transportation networks
- Excellent loading capabilities featuring 8 drive-in doors and 2 dock-high doors equipped with levelers
- Includes a 10-door portable cross-dock system for efficient loading and distribution operations
- Clear ceiling height: 16' to 18'
- Heavy power available with both 277/480V and 120/240V electrical service
- Well-suited for manufacturing, fabrication, distribution, warehousing, and contractor operations
- Ample acreage provides room for truck circulation, outdoor storage, equipment staging, and future expansion
- Only .6 miles to Bert T. Combs Mountain Parkway, 22 miles to I-64 and .8 miles to State Highway 11/15

Offering Summary

| | |
|-----------------------|-----------------------|
| Sale Price: | \$800,000 |
| Building Size: | 9,962 SF |
| Lot Size: | 3.12 Acres |
| Zoning | IH2, Heavy Industrial |

For More Information

Bruce Isaac, SIOR, CCIM

Senior Vice President

O: 859 422 4403 | C: 859 221 4438

bruceisaac@naiisaac.com



Commercial Real Estate Services, Worldwide.

For Sale
9,962 SF | \$800,000
Industrial Facility

Location Information

| | |
|------------------|-------------------|
| Street Address | 125 Reed Court |
| City, State, Zip | Stanton, KY 40380 |
| County | Powell County |

Building Information

| | |
|---------------------------|---|
| Building Size | 9,962 SF |
| Number of Dock High Doors | 2 (8'x10') w/levelers |
| Number of Drive in Bays | 6 (24'x16'), 1 (12'x14') 1 (12'x16') |
| Clear Ceiling Height | 16-18 ft |
| Ceiling Height | 18 ft sides to 20' center |
| Portable Cross-Dock | 10 door |
| Electrical Service | 277/480V and 120/240V |
| Heaters/HVAC System | 3 hanging heaters; 2 HVAC |
| Roof | Metal |
| Construction | Concrete block/metal |
| Year Built | 1989 |

Property Information

| | |
|------------------|------------------------|
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| Zoning | IH2, Heavy Industrial |
| Lot Size | 3.12 Acres |

Office Space

| | |
|-------------------|--------------------------|
| Office Size | 800 SF |
| 1st Floor Offices | Two; 8'x12' and 10'x8' |
| Upstairs Offices | Two; 10'x14' and 10'x13' |

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771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

For Sale

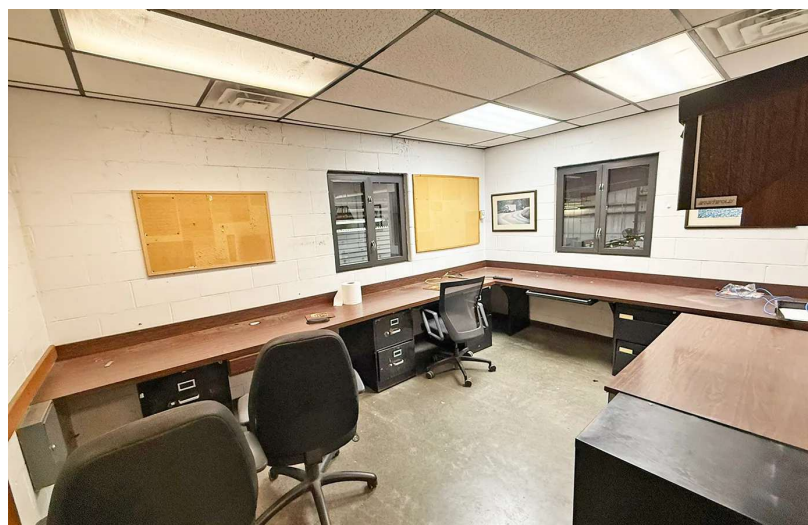
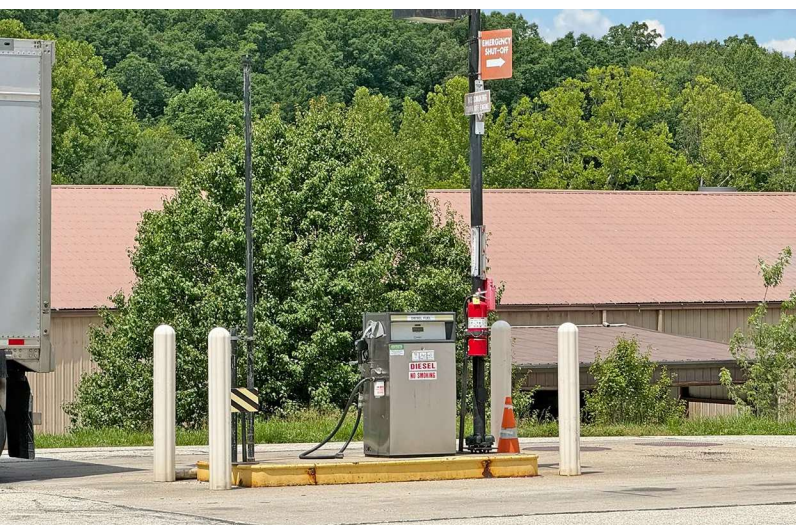
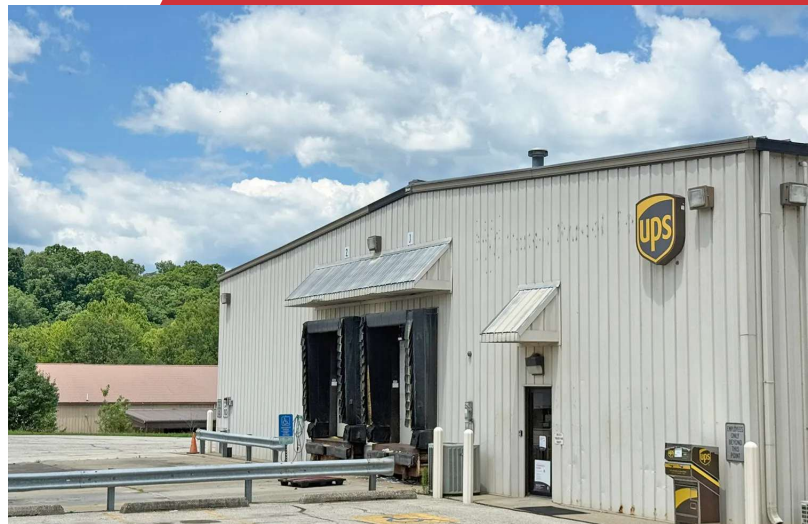
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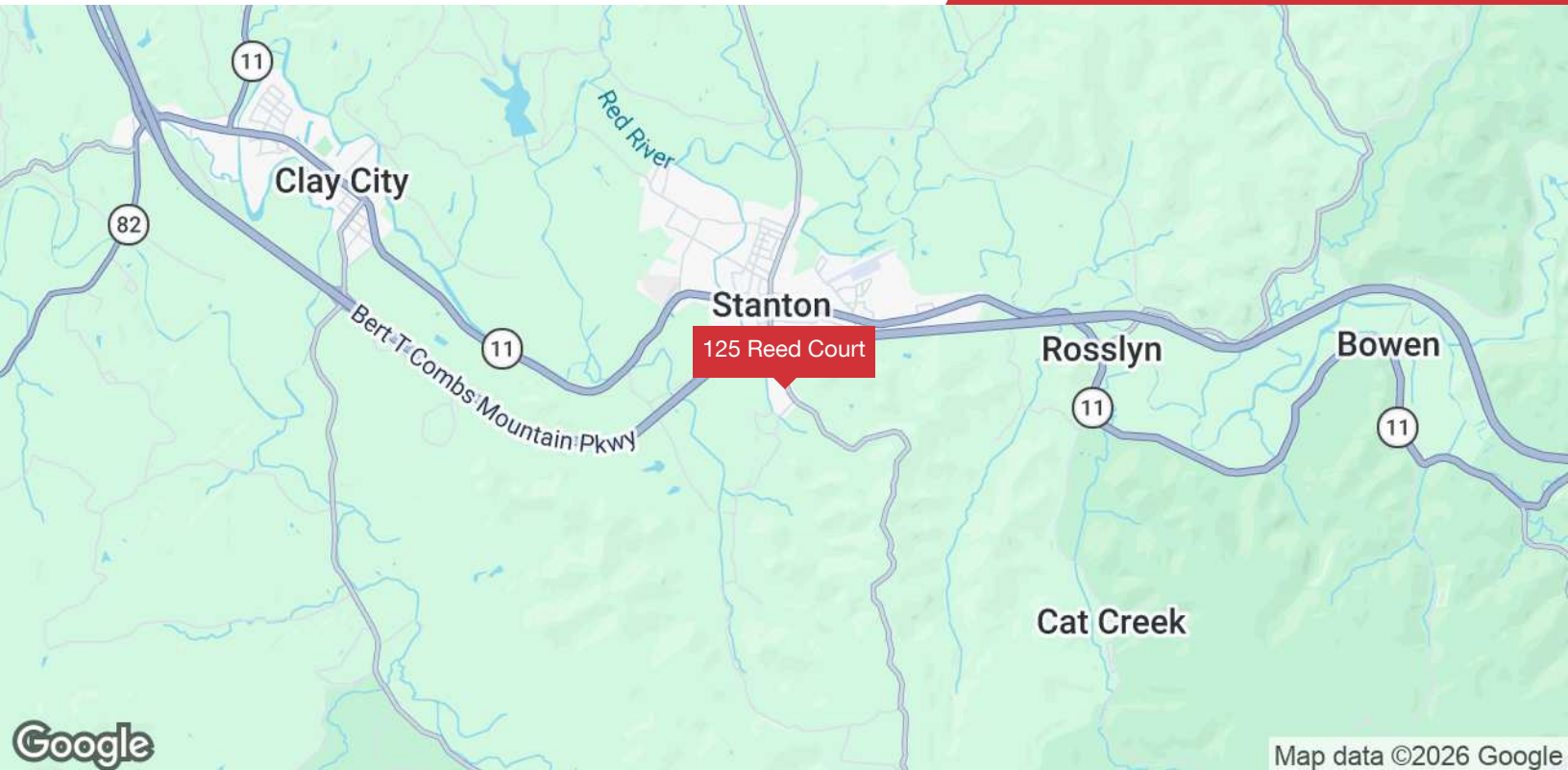
Industrial Facility

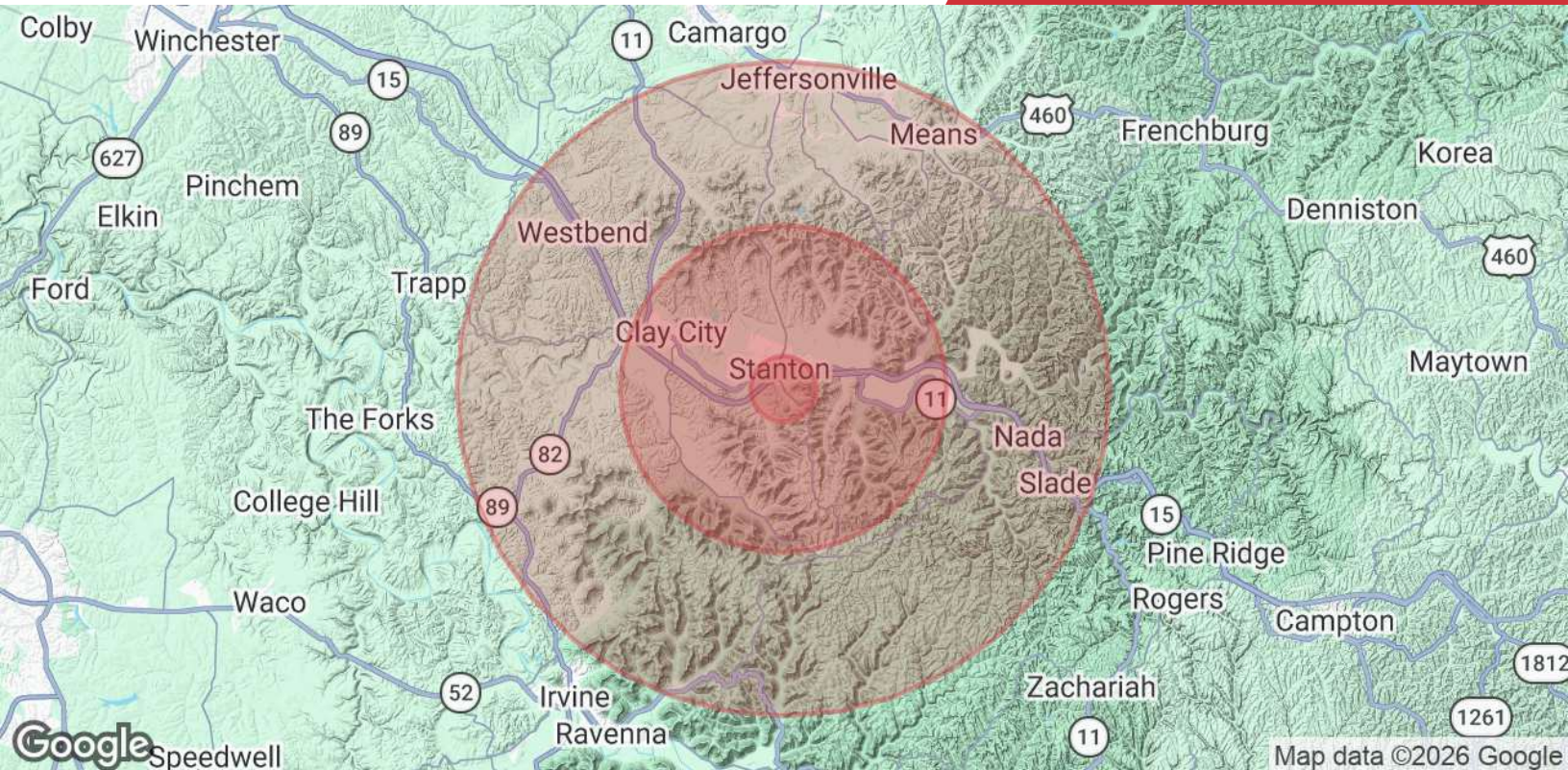


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Population

| | 1 Mile | 5 Miles | 10 Miles |
|-----------------------------|--------|---------|----------|
| Total Population | 735 | 7,998 | 20,199 |
| Average Age | 35.5 | 37.8 | 39.5 |
| Average Age (Male) | 34.4 | 37.0 | 38.9 |
| Average Age (Female) | 35.2 | 38.0 | 40.2 |

Households & Income

| | 1 Mile | 5 Miles | 10 Miles |
|----------------------------|-----------|-----------|-----------|
| Total Households | 246 | 2,767 | 7,440 |
| # of Persons per HH | 3.0 | 2.9 | 2.7 |
| Average HH Income | \$48,104 | \$55,076 | \$62,890 |
| Average House Value | \$148,515 | \$150,586 | \$144,111 |

2025 STDB Demographics