



Mt. Sterling Build-To-Suit Opportunity



291 Caswell Lane

MT. STERLING, KY 40353

PRESENTED BY:

JOHN BUNCH, SIOR

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PROPERTY SUMMARY

CASWELL COMMERCE CENTER

291 CASWELL LANE
MT. STERLING, KY 40353

OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILD-TO-SUIT:	50,050 SF - 100,000 SF
LOT SIZE:	8.62 Acres
ZONING:	Industrial



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 291 Caswell Lane, an expandable 50,050 SF - 100,000 SF Class A industrial build-to-suit opportunity located in Mt. Sterling, Kentucky.

The proposed build-to-suit will feature modern spec functionality featuring metal panel over split face CMU construction, 28' clear height, (2) dock height doors (expandable to 8). (1) 12 x 14 grade level drive in door, high bay LED lighting, 6" concrete slab, gas fired forced air heat and is fully sprinkled. The facility can be purpose-built for warehouse, distribution, and light manufacturing users. Items can be tailored to a user's specific needs including level of power and office buildout. An expandable end wall can be engineered allowing for future growth as well.

Mt. Sterling sits on the Interstate 64 corridor approximately 35 miles east of Lexington, offering interstate connectivity to Lexington, Winchester, and the broader central Kentucky industrial market, with access to a regional labor force at operating costs well below Lexington-Fayette County.

For further information on this opportunity, please reach out to john.bunch@svn.com or call (859)-433-8911.

PROPERTY HIGHLIGHTS

- Prime Build-To-Suit Opportunity: 50,050 SF - 100,000 SF Class A industrial facility
- Situated on the I-64 corridor, offering excellent regional connectivity
- Cost-effective regional labor force with low operating costs
- 28' clear height with high bay LED lighting
- Two 9' x 10' dock doors (with six additional knock-out positions for expansion) and one 12' x 14' grade-level drive-in door
- Customizable for warehouse, distribution, or light manufacturing, including specific power needs and office buildouts
- Engineered with an expandable end wall to accommodate future building expansion



**KEY LOCATION ON
I-64 CORRIDOR**



**TWO DOCK DOORS
EXPANDABLE TO
EIGHT**



**BUILD-TO-SUIT
INDUSTRIAL**

AERIAL

MASCO
CABINETRY

INTERSTATE
64
1 Mile



Summit Polymers



OLYMPIC STEEL
The metal you need. The company you can trust.



Nestle

VOGELSANG



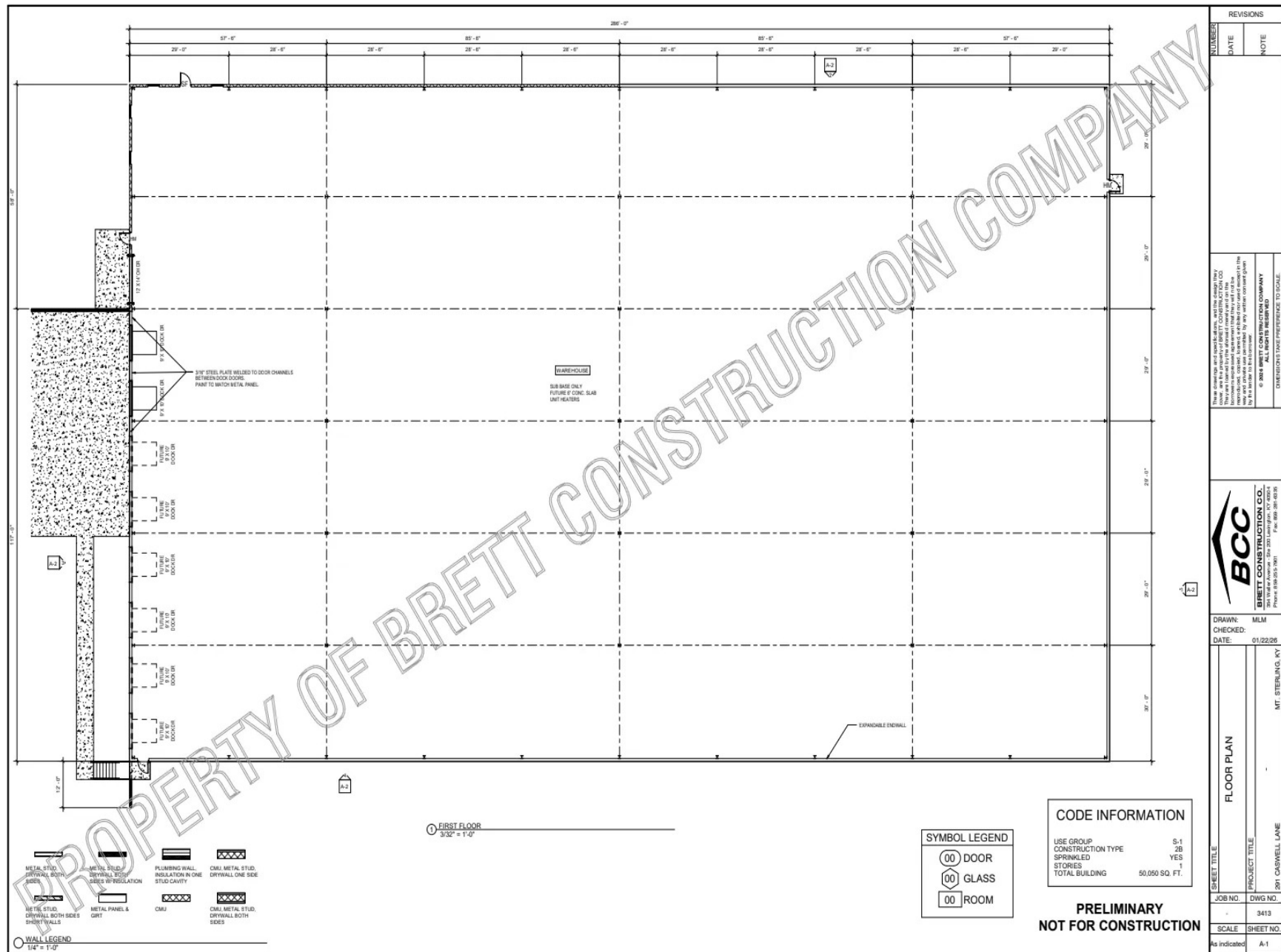
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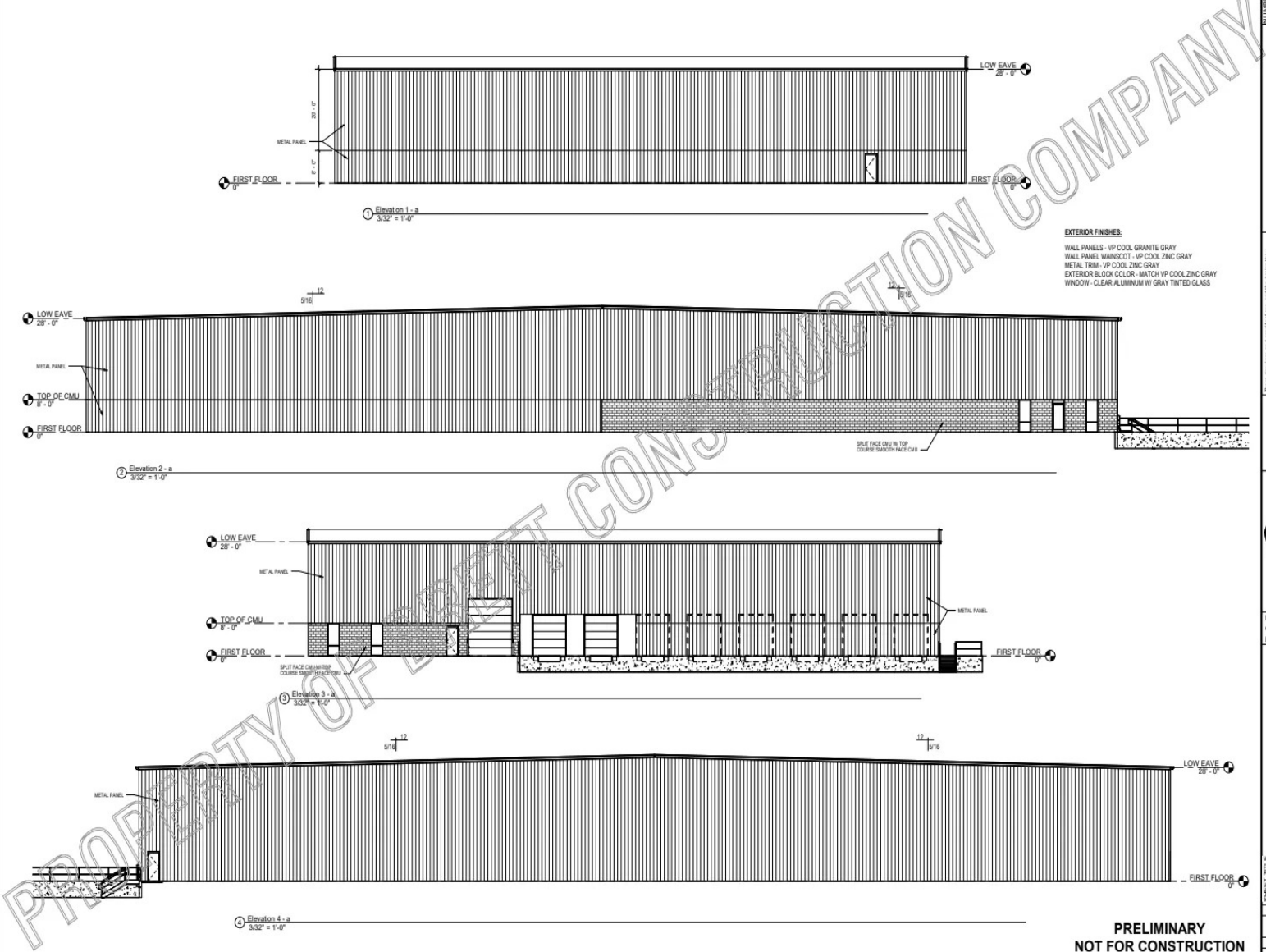


4 CASWELL COMMERCE CENTER | 291 CASWELL LANE, MT. SPERLING, KY 40353



FLOOR PLAN







JOHN BUNCH, SIOR

john.bunch@svn.com

Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial Real Estate division.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

SVN | Stone Commercial Real Estate

270 S. Limestone,
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859.264.0888



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.