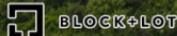


FOR SALE

+/-32 ACRES WITH 150,000 SF BUILD-READY PAD

1250 MAYDE ROAD
LOT 7, BEREAL, KY 40403



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O1: AREA INDUSTRIES

LOT 7, 1250 MAYDE ROAD



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audreygrace@balrealestate.com

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BLOCK+LOT

O2: PROPERTY OVERVIEW

ZONING

Zoned I-2 (Heavy Industrial)

ACREAGE

Lot 7 consists of +/-32.66 acres, approximately 12 acres being pad ready

BUILDING PAD

The site features a 150,000 SF Build-Ready Pad with potential to expand

PROXIMITY

The site is approximately 1.75 miles to I-75

INCENTIVES

New Market Tax Credit Eligible

INFRASTRUCTURE

All utilities are to the property line or within close proximity with ample capacity

LIST PRICE

\$1,008,050

LOT 7, 1250 MAYDE ROAD



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 BLOCK + LOT

03: MARKET OVERVIEW

LOT 7, 1250 MAYDE ROAD

Locate in the Thriving Berea Industrial Park

Position your operation alongside global manufacturers in the thriving Berea Industrial Park, home to more than 2,000 manufacturing jobs.

Major employers include:

Hyster-Yale Group - ~850 employees

Hitachi Astemo, Berea Plant No. 1 - ~1,000 employees

Hitachi Astemo, Berea Plant No. 2 - ~160 employees

Novelis Corporation - ~150 employees

Together, these companies along with others have invested over \$200 million in expansions within the last five years, demonstrating continued confidence in Berea's strong business climate and skilled workforce.

Workforce Advantage

The park benefits from close proximity to Ignite Academy South Campus, an Area Technical School partnering with local manufacturers to train high school students in welding, automotive technology, and advanced manufacturing. This direct workforce pipeline ensures a steady supply of skilled, job-ready talent.

Regional Growth Momentum

Nearby, the Triple Crown Business Park, a new regional business park, represents a strategic partnership between Lexington-Fayette Urban County Government, City of Berea, Madison County Fiscal Court, and Scott County Fiscal Court. Managed by the Central Kentucky Business Park Authority, this initiative is actively pursuing funding to accelerate investment and development in this park and across the region. The Business Park is expected to create at least 700 new jobs, furthering strengthening Berea's robust manufacturing base and regional economy.



Novelis



HYSTER-YALE
GROUP

Astemo PLANT2



Astemo PLANT1



04: LOCATION INSIGHTS

DRONE PHOTO
LOT 7, 1250 MAYDE ROAD



(LOT LINES ARE APPROXIMATE)

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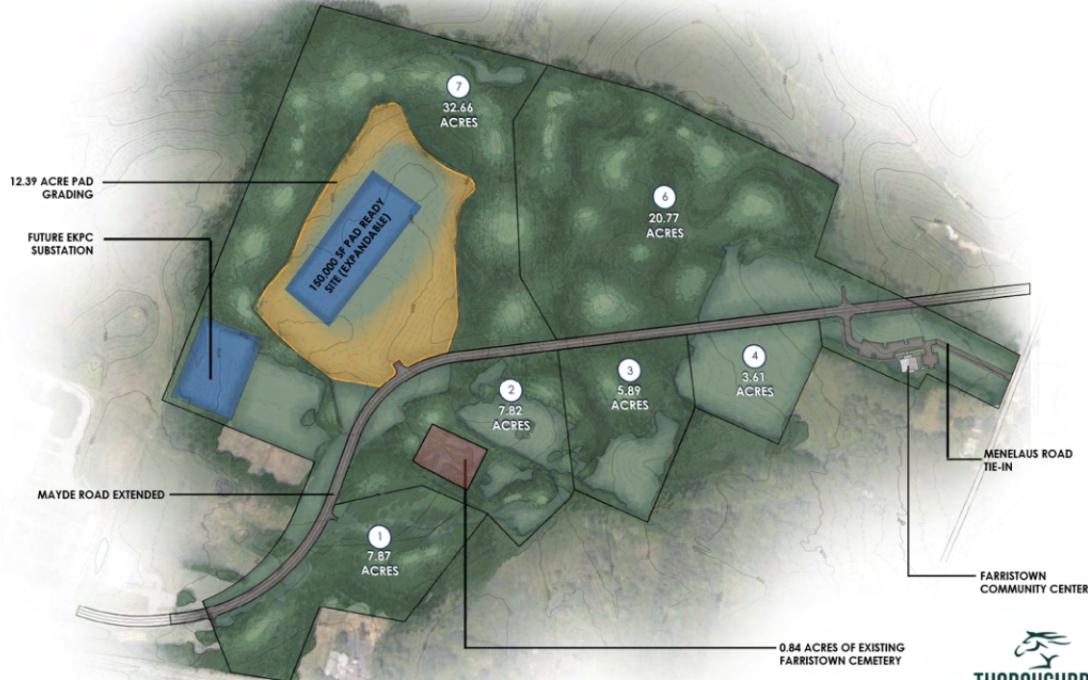


BLOCK + LOT

05: LOCATION INSIGHTS

CONCEPT PLAN - LOTS 1-7
1250 MAYDE ROAD

BEREA INDUSTRIAL PARK EXPANSION AT MAYDE ROAD, BEREAL, KENTUCKY
CONCEPTUAL RENDERING PLAN



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