

FOR SALE OR LEASE

115 BESSMER LANE

WALTON, KY
BOONE COUNTY :: 41094

PROPERTY HIGHLIGHTS

- + 50,900 total sq. ft.
- + 14.49 acres
- + Located in Unincorporated Boone County
- + Excess land for expansion
- + Two buildings
 - + Building 1 - 6,500 sq. ft.
 - + Building 2 - 44,400 sq. ft.



CONTACT US

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PROPERTY AERIAL



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BUILDING 1



BUILDING SPECIFICATIONS

Warehouse Sq. Ft.	4,900 Sq. Ft.	Ceiling Height	11'6"
Office Sq. Ft.	1,600 Sq. Ft.	Electric	200 Amp, 208/120 Volt, Three Phase
Drive-in Doors	2	Lighting	Metal Halide
Acres	14.49 Combined Total	HVAC	Gas forced air heat
Construction Type	Masonry	Zoning	I-1 Light Industrial
Ceiling Height	11'6"	Year Built	1986

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BUILDING 2



BUILDING SPECIFICATIONS

Warehouse Sq. Ft.	39,000 Sq. Ft.	Ceiling Height	20' - 22'	Zoning	I-1 Light Industrial
Office Sq. Ft.	5,400 Sq. Ft.	Electric	1200 Amp, 480/277 Volt, Three Phase	Year Built	1994/1997
Dock Doors	2	Lighting	Metal Halide		
Drive-in Doors	1	HVAC	Gas forced air heat		
Acres	14.49 Combined Total	Sprinkler	Wet System		
Construction Type	Pre-Engineered Metal				

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BUILDING 2

SPACE PLAN



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