

# ABSOLUTE REAL ESTATE AUCTION

**CALL FOR A PRIVATE VIEWING!**

## 3 Commerical Buildings

84 State Route 1276 | Mayfield, KY

**Tuesday, July 1st** at 5:00 PM

An excellent opportunity to purchase 3 commercial warehouse buildings on **0.94± acres**, ideally located on **State Route 1276** just off Highway 45 North in Mayfield, KY. With great road frontage and high traffic visibility, this property offers unlimited potential for commercial or industrial use.

With flexible use options, excellent commercial exposure, and the ability to purchase in tracts or combinations, this auction presents a prime investment opportunity for business owners, developers, and investors alike.

**Auction Held Onsite – Selling in 2 Tracts & Combinations**  
**Selling ABSOLUTE – To the Highest Bidder, Regardless of Price!**

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**3 Commerical Buildings**  
84 State Route 1276 | Mayfield, KY



Tract 1 - Building 1

## TRACT 1 - 0.49± Acres

- Building measuring **32' x 81'**
- Features 4 finished office spaces, 1 bathroom
- Includes a small workshop/storage area
- Plus a large workshop/storage space with 2 roll-up doors
- Perfect for a contractor's office, service center, or business headquarters



Tract 1 - Building 1



Tract 2 - Building 1

## TRACT 2 - 0.45± Acres

- **Warehouse Building 1 - 73' x 32'**
- 2 walk-through doors
- 3 roll-up doors (12' x 12')
- Office space with 1/2 bath
- Open layout with gas furnace and supply lines
- Insulated walls and ceiling, water connection



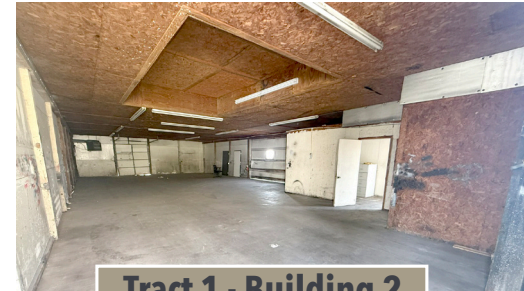
Tract 2 - Building 1



Tract 2 - Building 2

## TRACT 2 - 0.45± Acres

- **Warehouse Building 2 - 32' x 65'**
- 1 walk-through door
- 1 roll-up door (7')
- 2 large 12' sliding doors for versatile access
- Ideal for storage, equipment housing, or fabrication space



Tract 1 - Building 2

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