

Absolute Real Estate Auction

1107 OLD PRYORSBURG ROAD • MAYFIELD, KY 42066

Friday, November 21ST 2025

@ 12 PM **Formerly** - Mayfield Machine & Tool

**Selling a 33,000± SF
COMMERCIAL/INDUSTRIAL BUILDING
on 14± Acres in 1 Tract**

**Auction Held
ON-SITE & ON-LINE!**



harrisauctions.com

270.247.3253 • 800.380.4318

HARRIS
Real Estate & Auction

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SELLING A 33,000± SF COMMERCIAL/INDUSTRIAL BUILDING ON 13.93 ACRES

Don't miss this rare opportunity to acquire a nearly 33,000 sq. ft. industrial facility, ideal for manufacturing, machining, and fabrication. Located within city limits, this property is move-in ready with major upgrades completed in 2022:

- New metal on all metal buildings
- New HVAC unit in rear room of main building
- New roof on main brick building
- Brand-new overhead doors and openers (except one)
- New LED lighting throughout
- Three separate 240V 3-phase electrical services
- Fully remodeled offices
- Natural gas service
- Four 2-ton and three 1-ton overhead bridge cranes
- Loading dock
- Seven 1-ton jib cranes
- 14 security cameras and door sensors
- WiFi in both the main and large metal buildings

**A FANTASTIC OPPORTUNITY FOR INVESTORS OR BUSINESSES
SEEKING A TURNKEY INDUSTRIAL SPACE!**

HARRIS
Real Estate & Auction

HOMES FARMLAND
ESTATES WATERFRONT



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER
KL# 252972 | KY BROKER# 198374

270.247.3253



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REAL ESTATE TERMS - The property will be offered in 1 individual tract. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** Property selling by new survey, buyer responsible for 50%. Closing shall take place on or before 30 days from auction date. All 2025 ad valorem taxes will be prorated at closing. **FOR FULL TERMS: GO TO harrisauctions.com**

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3855 State Route 45 North

Mayfield, KY 42066