

HALFHILL AUCTION GROUP AT
RECTOR HAYDEN REALTORS PRESENTS



INDUSTRIAL COMPLEX

Auction

ONLINE BIDDING ENDS: APRIL 7th • 12:00PM CT

1145 S. DIXIE STREET
HORSE CAVE, KY 42749

Steel framed industrial
manufacturing complex located
in Horse Cave, KY.

PUBLIC PREVIEWS:

March 26th & April 2nd
10:00 AM to 1:00 PM CT

10% Buyer's Premium / As-Is, Non-Contingent/30-Day Settlement /
Pre-Auction Offers Encouraged / 10% Earnest Money Deposit

PROPERTY INFORMATION

- ±69,000 SF
- Five Overhead Doors
- ± 10 Acres
- 16-20 Foot Ceilings
- Two Dock Doors
- ±2.5 Miles to I-65

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WWW.HALFHILLAUCTIONS.COM



1145 S. Dixie Street in Horse Cave, KY - (a.k.a. 100 Bluegrass Avenue) is being offered at Online Only Auction. Online bidding ends Monday, April 7, 2025 at 12:00 PM (CT) with a soft close.

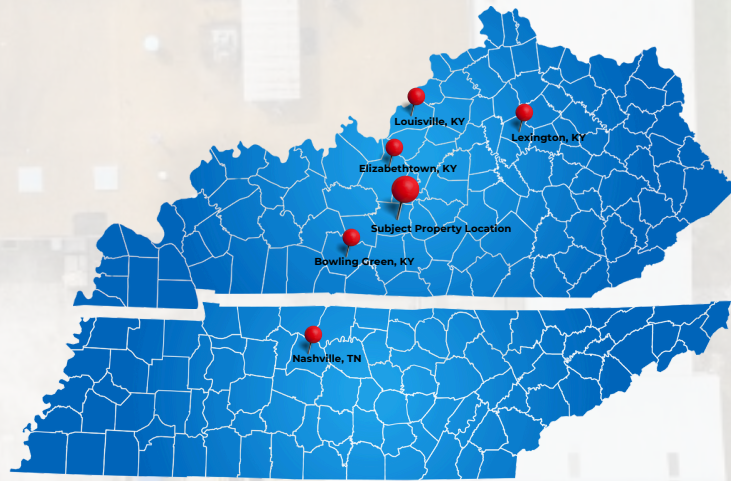


Formerly Kentucky Chrome Works, this structure has **two dock-level** overhead doors and **five drive-in** overhead doors.

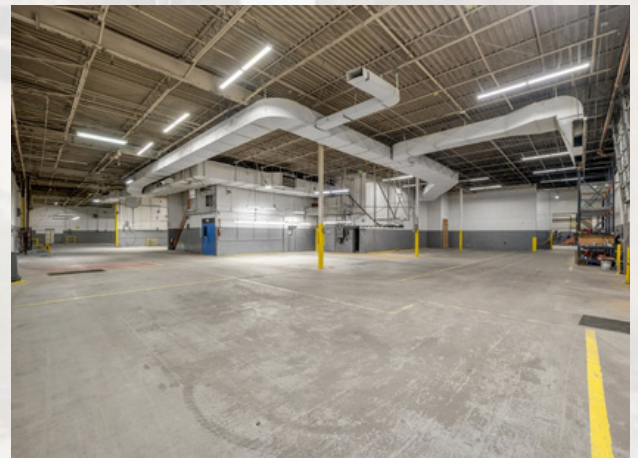
The main industrial building space is heated with natural gas-powered, forced air heat and the office space is heated with forced air heat and has central air conditioning. All essential public utilities—sewer, water, electricity, and gas—are available for this site.

Proximity:

- Bowling Green 43 Miles
- Lexington, KY 121 Miles
- Louisville, KY 83 Miles
- Elizabethtown, KY 41 miles
- Nashville, TN 96 Miles



****Pre-auction offers are invited under the same auction terms & conditions.**



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