

# 224,040 Square Foot Greenhouse Facility



**1895 Clintonville Road, Paris, KY**



**Murray Wise  
ASSOCIATES LLC**

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## DISCLOSURE

A&G Real Estate Partners, LLC and Murray Wise Associates, LLC (“Broker”) and all licensees employed by or associated with the Broker represent BMA, LLC (“Seller”) in the sale of this property.

The purpose of this Offering Memorandum (“OM”) is to provide prospective purchasers with information only and does not represent an offer to sell. The transfer of this OM from Broker to potential purchaser does not create an agency relationship between the prospective purchaser and Broker. Broker believes that the information enclosed herein is accurate, however, Broker is not guaranteeing its complete accuracy. All of the information enclosed herein is subject to errors, omissions and corrections. All bids shall be based on the offeror’s own property investigation and not based on any representation made by Seller or Broker. Seller and Broker make no implied or express representation or warranty with

respect to the properties identified herein. Seller and Broker have not made any investigation, and make no warranty or representation with respect to: the income or expenses for the subject property; the future projected financial performance of the property; the size and square footage of the property and improvements; the presence or absence of contaminating substances, PCBs or asbestos; the compliance with State and Federal regulations; the physical condition of the improvements thereon; or the financial condition or business prospects of any tenant’s plans or intentions to continue its occupancy of the subject property.

The recipient of this OM, as well as their advisors and agents (“Recipient”), agree that the review of the information included in this OM is being performed solely for the purpose of a good faith assessment of their interest in placing a legitimate bid for the purchase of the property. The Recipient also agrees that the information will be held confidentially and not disclosed to another party.

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# EXECUTIVE SUMMARY

A&G Real Estate Partners and Murray Wise Associates are pleased to present the opportunity to acquire this 245,055 square foot greenhouse facility in Paris KY.

The property is 13 acres and has six greenhouses as well as an office and multiple barns and sheds. The property has been used in the past for growing ornamental flowers.

## Property Highlights

- 245,055 Total Square Feet
- 13 Acre Parcel
- Six Loading Docks
- Irrigation Sourced by Two Ponds

## Property Inspection Information

### By Appointment

Please contact us to make an appointment to view the property.

## Due Diligence Information

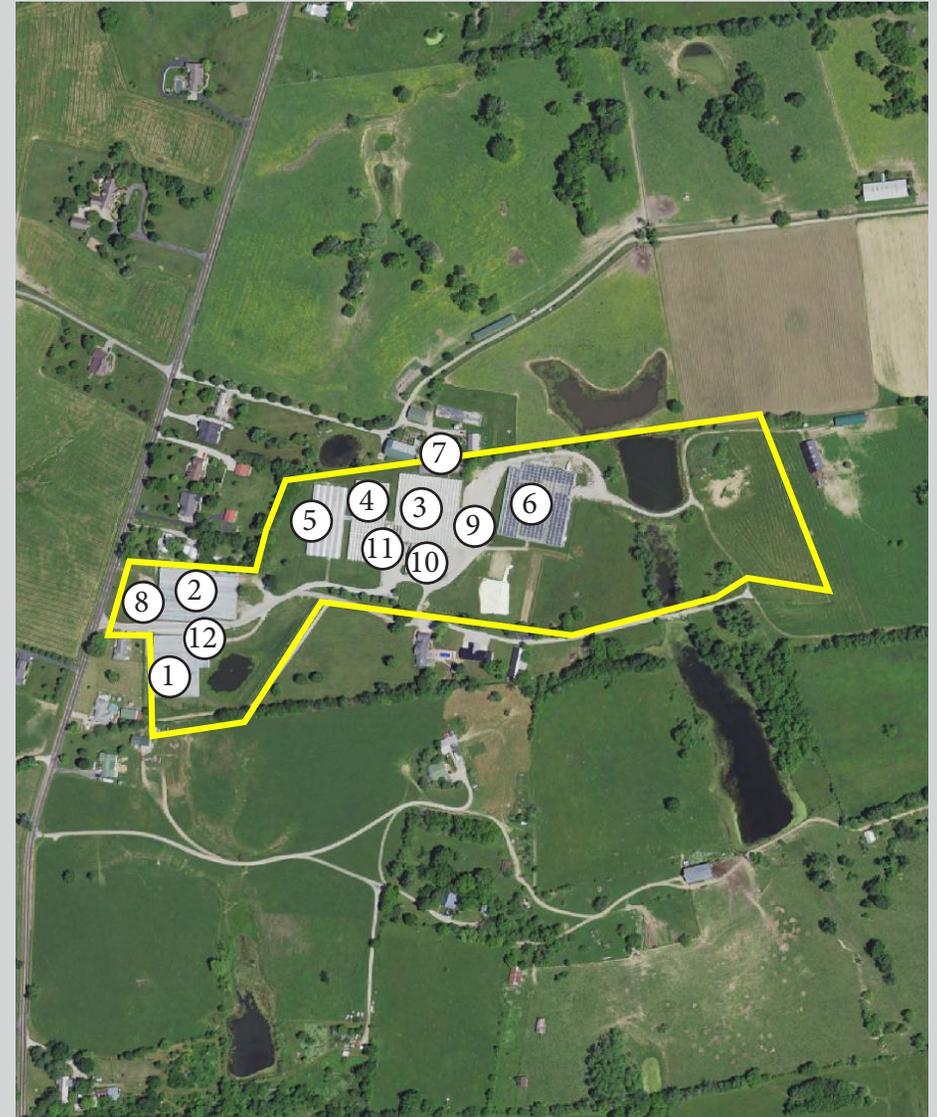
An online Due Diligence Room is available. In order to gain access to the due diligence information, please contact Jamie Cote at [jcote@agrep.com](mailto:jcote@agrep.com) or Harrison Freeland at [harrison@mwallc.com](mailto:harrison@mwallc.com)

## Proposed Transaction

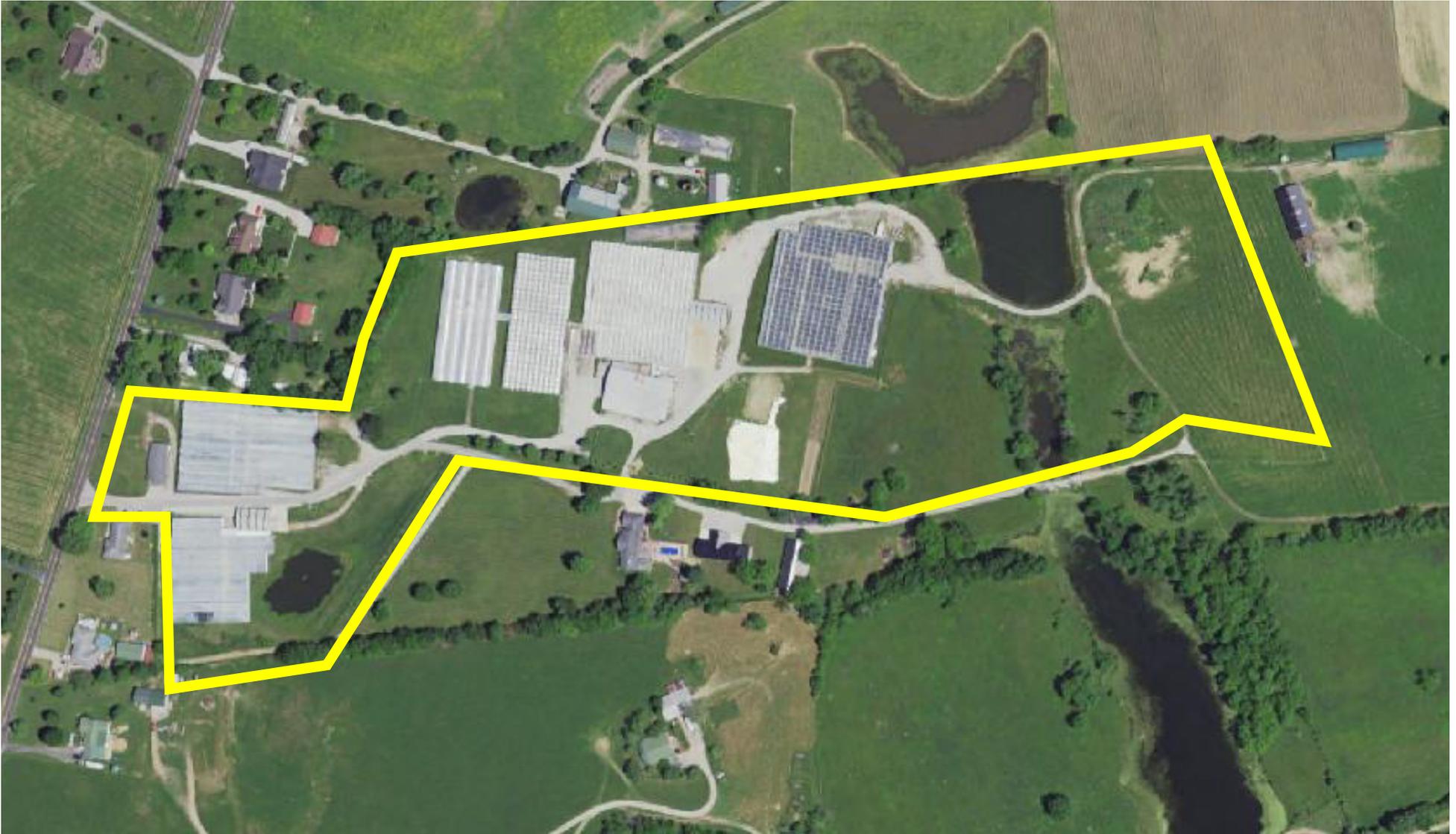
The Seller is seeking to sell the property to the most qualified bidder at the highest price.

# PROPERTY INFORMATION

Map #	Building	Square Feet
①	Greenhouse # 1	29,770
②	Greenhouse # 2	41,892
③	Greenhouse # 3	43,960
④	Greenhouse # 4	26,880
⑤	Greenhouse # 5	23,940
⑥	Greenhouse # 6	53,328
⑦	Greenhouse 3.5	4,320
⑧	Office	1,763
⑨	Loading Dock Barn	2,780
⑩	Barn	10,430
⑪	Shed	1,440
⑫	Shop Building	3,312
-	Corridors	1,240
<b>Total</b>		<b>245,055</b>



# AERIAL MAP



# BUILDING INFORMATION

## Greenhouse Range 1

**29,770 square feet**

Gutter-connected double polyethylene hoop houses with side vents, concrete walkways with ground cover & gravel, partial fixed metal benches, 26 HAF fans, 10 hot water Modine heaters, Wadsworth automation, hanging basket drip & partial stem sprinkler, drip & hand water irrigation, and approximate 7-8' gutter height.



# BUILDING INFORMATION

## Greenhouse Range 2

**41,892 square feet**

Gutter-connected double polyethylene hoop houses with roof and side vents, center concrete walkway with ground cover & gravel, partial fixed metal benches, underground and perimeter hot water heat, 10 hot water Modine heaters, 38 HAF fans, Wadsworth automation, hanging basket drip & partial stem sprinkler, partial drip & hand water irrigation, approximate 7-8' gutter height, and covered loading dock..



# BUILDING INFORMATION

## Greenhouse Range 3

**43,960 square feet**

Gutter-connected glass houses with Venlo roof vents, concrete footer, concrete walkways with ground cover and gravel, fixed metal benches, 15 hot water Modine heaters, partial under the bench hot water heat, energy curtain, partial blackout curtain, partial blackout side curtain, 28 HAF fans, Priva automation, hanging basket drip & drip & hand water irrigation, approximate 12-14' gutter height, and 2 covered loading docks.



# BUILDING INFORMATION

## Greenhouse Range 4

**26,880 square feet**

Gutter-connected glass houses with Venlo roof vents, concrete footer, center concrete walkway with ground cover and gravel, 3 hot water Modine heaters, overhead & sidewall & underground hot water rail heat, energy curtain, hanging basket drip & stem sprinklers & hand water irrigation, 15 HAF fans, Priva automation, and approximate 12-14' gutter height. Corridors connect Greenhouse Ranges 3, 4, and 5.



# BUILDING INFORMATION

## Greenhouse Range 5

**23,940 square feet**

Gutter-connected double polyethylene houses with roof and side vents, center concrete walkway with ground cover and gravel, 6 hot water Modine heaters, hanging basket drip & stem sprinklers & hand water irrigation, 22 HAF fans, Priva automation, and approximate 12-14' gutter height. Corridors connect Greenhouse Ranges 3, 4, and 5.



# BUILDING INFORMATION

## Greenhouse Range 6

**23,940 square feet**

Gutter-connected glass houses with Venlo roof vents, concrete footer, center concrete walkway with ground cover and gravel, hot water Modine heaters, overhead & sidewall & underground hot water rail heat, energy curtain, hanging basket drip & stem sprinklers & hand water irrigation, HAF fans, Priva automation, and approximate 12-14' gutter height. Corridors connect Greenhouse Ranges 3, 4, and 5.



# BUILDING INFORMATION

## Greenhouse Range 3.5

**4,320 square feet**

Single polyethylene covered hoop house with partial roll-up side vents, ground cover & gravel, 3 hot water Modine heaters, stem sprinkler & spaghetti drip & hanging basket drip & hand water irrigation, 3 exhaust fans, 4 HAF fans.



# BUILDING INFORMATION

## Office

**1,763 square feet**

Four offices, reception, half bath, garage with front and rear doors.



# BUILDING INFORMATION

## Loading Dock Barn

**1,763 square feet**

4 loading docks, 1 ground level door, poured concrete floor with drain, skylights, fluorescent lighting, wood frame, metal siding, metal roof, and post in concrete construction. Connected to Greenhouse Range #3.



# BUILDING INFORMATION

## Barn

**10,430 square feet**

Wood frame, metal siding, metal roof, and post in ground construction. Originally constructed as a tobacco barn, but has been renovated to be utilized for storage, housing hot water boilers & heat exchanger. The southern section of the barn is a garage area with insulated metal walls & ceiling with hot water heat, poured concrete floor, fluorescent lights, and six garage doors. Connected to Greenhouse Range #3.



# BUILDING INFORMATION

## Shed

**1,440 square feet**

Connects Greenhouse Ranges 3 & 4, was mainly utilized as a tag room with employee break area. Wood frame, polycarbonate siding, polycarbonate roof, and post in concrete construction.



# BUILDING INFORMATION

## Shop

**3,312 square feet**

Wood frame, metal siding, metal roof, and post in concrete construction. Half bath, employee break room, two sliding doors, skylights, fluorescent lights, tool storage area, one forced air Modine heater, soil mixing area, and a boiler & heat exchanger.



# LOCATION INFORMATION

Lexington is within a day's drive of two-thirds of the U.S. population, Kentucky is located at the center of a 34-state distribution area in the eastern United States. Its location advantage facilitates the distribution of goods and materials to a massive industrial and consumer market.

Kentucky's borders are within 600 miles of over 65 percent of the nation's population, personal income and manufacturing business establishments. That helps when you have to move product, meet with a customer or close a sale.

Kentucky is well served by 20 interstates and major highways, major rail networks, barge traffic on the Ohio and Mississippi rivers, five commercial airports and dozens of regional airports. Its ideal transportation network can move products easily and efficiently by air, rail, road and water to all points of the globe.

