



# GEORGETOWN INDUSTRIAL OPPORTUNITY - FOR LEASE

411 TRIPORT RD  
GEORGETOWN, KY 40324

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**John Bunch**  
Advisor  
859.433.8911  
[john.bunch@svn.com](mailto:john.bunch@svn.com)



# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	10,725 SF
Office Finishes	Custom to Tenants desire
Lot Size:	3 Acres
Zoning	I-1
Drive In Doors	4 (12 x 14)
Clear Height	22' peak sloping to 18' eaves
Outdoor Storage	+/- 2 acres pending approval
Power	Heavy power available upon request
Proximity to Interstate	Less than 2 miles
Proximity to Toyota	Less than 3 miles

## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to offer this exclusive industrial lease opportunity in the fastest growing county (Scott) in Kentucky. 411 Triport Road in Georgetown, Kentucky is a sprawling 3 acre site currently under contract with a developer who is prepared to finish out the existing 10,725 sf structure to a tenants desires. The building will include: +/- 1,000 sf of fully climate controlled office space, [subject to change base on tenants request] [4] grade level drive in doors, dock door upon request, as well as heavy power available upon request. The warehouse space is clear span throughout boasting a peak height of 22' sloping to 18' eaves.

This exclusive offering is strategically located less than a half mile from Interstate 75 and less than 3 miles from Toyota Motor Manufacturing of Kentucky. This is a great opportunity for any tenant looking for a long term home built to their specification . For Further information or inquiries regarding the space please e-mail or call John Bunch at (859)-433-8911 or [john.bunch@svn.com](mailto:john.bunch@svn.com).





I-75 | 51,753 VPD

## WAREHOUSE FOR LEASE

411 TRIPORT RD  
GEORGETOWN, KY  
ZONED I-1  
10,725 SF | 3.0 ACRES



**WAFLE  
HOUSE**





# Additional Photos



## Proposed Floor Plan [Subject To Change Based On Tenant Need]

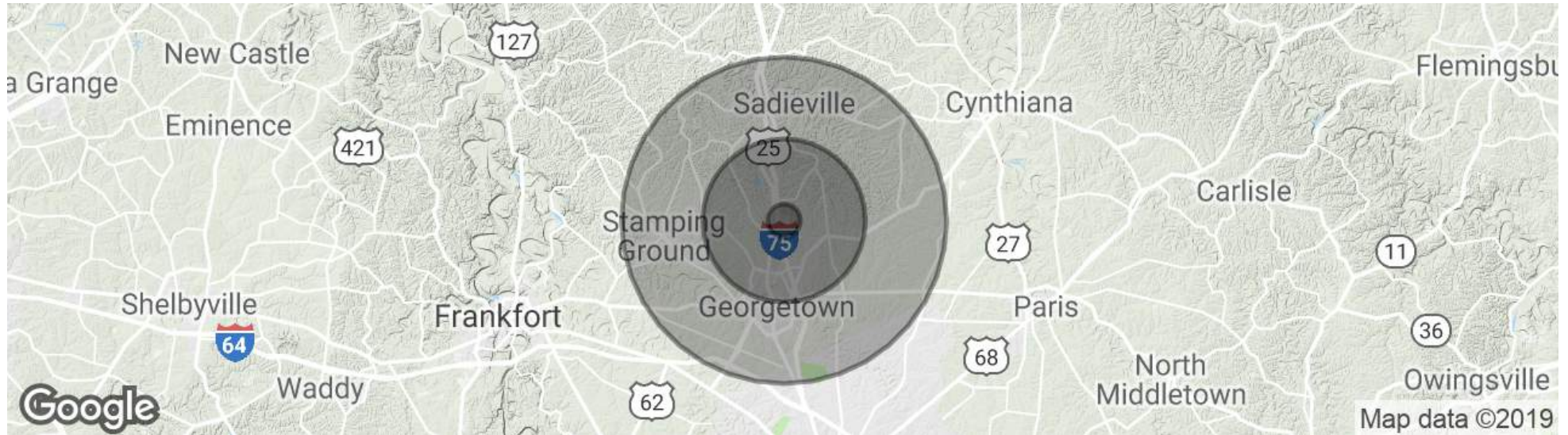




# Location Maps



# Demographics Map & Report



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	180	12,906	53,034
Median age	39.3	35.8	34.2
Median age (Male)	39.8	35.6	34.2
Median age (Female)	38.8	36.6	34.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	67	5,149	20,444
# of persons per HH	2.7	2.5	2.6
Average HH income	\$84,436	\$71,548	\$67,633
Average house value	\$204,130	\$220,466	\$186,963

\* Demographic data derived from 2010 US Census

# Advisor



## JOHN BUNCH

Advisor

john.bunch@svn.com

**Direct:** 859.264.0888 | **Cell:** 859.433.8911

### PROFESSIONAL BACKGROUND

John Bunch serves as an Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky. He specializes in the sale and leasing of Industrial and Office properties in Central and Northern Kentucky. He also works with investors and tenants to locate specific properties aligning with their short and long terms goals and objectives.

John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. Prior to joining the SVN Stone Commercial team, John worked in industrial sales in Dallas, Texas primarily on ground-up new construction and development projects collaborating with property owners, tenants, developers, architects, engineers, general contractors, and sub-contractors.

In 2017 & 2018 John was awarded the "Achievement" award from SVN International Corp. recognizing superior performance among 1600 advisers nationwide. He has finished the last two years in the top 10% of the company in sales and leasing and has no plans of slowing down.

John enjoys spending time with His wife Maggie and son Miles. He enjoys time with friends and serving at his local church. He comes alive talking about anything to do with business investments, the outdoors, UK athletics, and finely crafted bourbon. You can contact him at 859.433.8911 or john.bunch@svn.com.

### MEMBERSHIPS

CPAL - Commercial Property Association of Lexington

CCIM - Certified Commercial Investment Member

#### SVN | STONE COMMERCIAL REAL ESTATE

300 E. Main Street, Suite 220

Lexington, KY 40507



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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



300 E. Main Street, Suite 220  
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[www.svnlex.com](http://www.svnlex.com)