SVN
STONE COMMERCIAL REAL ESTATE

INDUSTRIAL FLEX PROPERTY FOR LEASE

271 GOLD RUSH ROAD
LEXINGTON, KY 40503



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Property Summary





OFFERING SUMMARY

Available SF:	1,8000
Lease Rate:	1,500 per month
Lot Size:	1.277 Acres
Year Built:	1978
Building Size:	18,788 SF
Zoning:	I-2 Heavy Industrial

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this rare industrial space for lease in Lexington, KY. This offering features one 1,800 sf flex unit. The unit is equipped with +/- 600 sf of newly built out and fully climate controlled office space as well as two restrooms. The remaining portion of the space (1,200 sf) is heated warehouse space with a 12x14 grade level drive in door.

For further information please reach out to John Bunch at (859)-433-8911 or at john.bunch@svn.com.

PROPERTY HIGHLIGHTS

- 1,800 SF Industrial Flex Space
- Zoned I-2 Heavy Industrial
- 1.27 Acres
- 600 sf of Fully Climate Controlled Office
- 18' Clear Height
- Separately Metered Utilities
- 12 x 14 Grade level Drive in Door

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

271 GOLD RUSH RD.



1,800 SF | FOR LEASE

Residential

NICHOLASVILLE ROAD - 40,235 VPD

NEW CIRCLE ROAD - 62,857 VPD

Malibu Jack's

Chick-fil-A

DON JACOBS

BEST BUY

Total Wine & MORE

meijer

For marketing purposes only
exact locations not warranted

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Additional Photos



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Location Maps



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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lesse 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.

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