

FOR LEASE

CONTEMPORARY DOWNTOWN INDUSTRIAL FLEX SPACE FOR LEASE

744 BELLAIRE AVE

Lexington, KY 40508

PRESENTED BY:

JOHN BUNCH

C: 859.433.8911

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Contemporary Downtown Industrial Lease Opportunity
- 3,306 sf - 11,332 sf Available
- Fit up Design Services Available
- 60-90 day fit up turn around

OFFERING SUMMARY

LEASE RATE:	Call For Details
AVAILABLE SF:	3,306 - 11,332 SF
PARKING:	+/- 20 SPACES
INGRESS/EGRESS	2 POINTS OFF BELLAIRE

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present this unique industrial lease opportunity in the heart of Downtown Lexington. 744 Bellaire Avenue offers a chic and contemporary industrial flex space inviting a variety of businesses to explore its feasibility as a long term home. Whether you are an industrial service/goods provider, a tech company, or a non profit, the space can be made to accommodate your needs.

Located at the end of Bellaire Avenue, the property sits a rock's throw away from West 6th Brewing, Smithtown Seafood, and County Club among others. The shell construction has been completed and is ready for internal fit up with an opportunity to cater specifically to a tenant's needs. At a baseline, each unit offers a 10 x 10 grade level drive-in door, opportunity for a fully fit up second floor office space with windows, heated warehouse, LED lighting, 200 amp panel, 6" reinforced slab, and 22' clear height throughout the warehouse space.

Downtown Lexington has never had as much energy, enthusiasm, and entrepreneurship as it does now. Current site plans as well as space planning services are available to all interested parties. For further information please reach out to John Bunch at john.bunch@svn.com or [859]-433-8911

AVAILABLE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,306 - 11,332 SF	LEASE RATE:	Call For Details

AVAILABLE SPACES

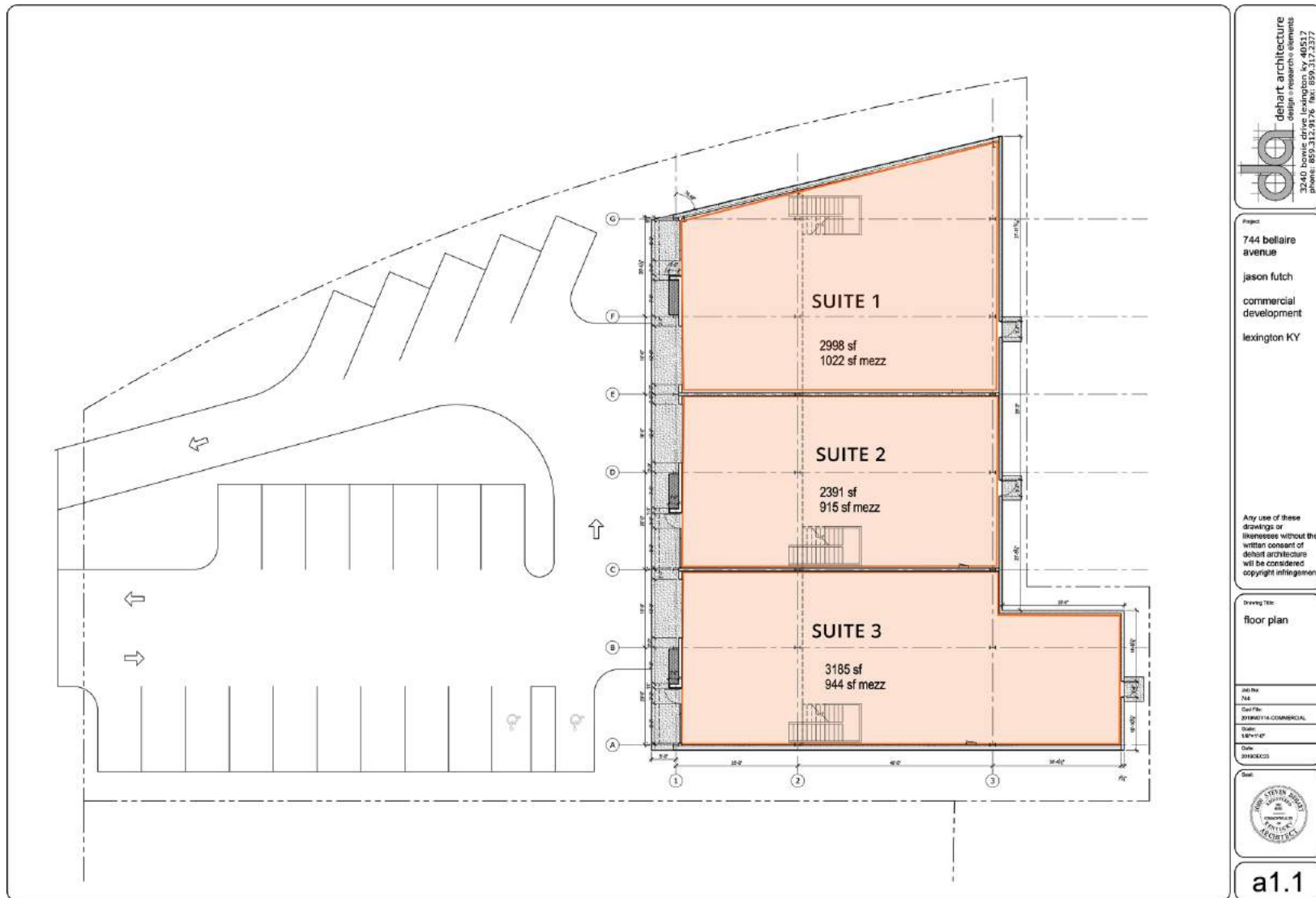
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	4,020 SF	NNN	Call For Details	-
Suite 2	Available	3,306 SF	NNN	Call For Details	-
Suite 3	Available	4,129 SF	NNN	Call For Details	-
Whole Building	Available	11,332 SF	NNN	Call For Details	-

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ADDITIONAL PHOTOS



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LOCATION MAP



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ADVISOR BIO



JOHN BUNCH

Advisor

john.bunch@svn.com

Direct: 859.306.0602 | **Cell:** 859.433.8911

PROFESSIONAL BACKGROUND

John Bunch serves as Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial and Office Real Estate division. He started his career as a manufactures rep with The Big Ass Fans Company where he spent five years in Dallas growing the Texas outbound sales territory. During his time in Texas, he worked in ground up new construction and development projects collaborating with property land owners, developers, architects, engineers, general contractors, and subs.

With John's background in manufacturing and office space, he naturally specializes in the acquisition, disposition, and re-tenanting of three particular asset classes including: industrial (Manufacturing and Distribution), Office Space, and raw land throughout Central and Northern Kentucky. He also works with tenants to understand specific requirements to best align their needs with a well planned and designed future space.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. with the "Achievement" award for superior performance in 2017, 2018, 2019, and 2020. He has no plans of slowing down.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and two boys. In his free time he travels out west, eating great food, drinking finely crafted Kentucky Bourbons, and learning/talking about all forms of business.

You can contact him at 859.433.8911 or john.bunch@svn.com.

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

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