

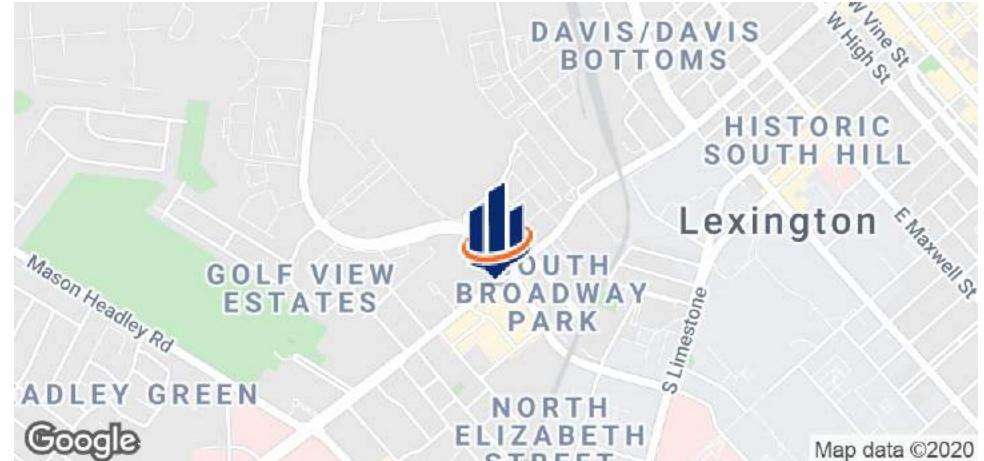


CONVENIENT SHORT-TERM STORAGE OPPORTUNITY

1016 S BROADWAY
LEXINGTON, KY 40504

John Bunch
Advisor
859.264.0888 x236
john.bunch@svn.com

Property Summary



OFFERING SUMMARY

Available SF: 41,798 SF

Lease Rate: \$4.25 SF/yr (Gross)

Lot Size: 2.24 Acres

Year Built: 1920

Building Size: 41,798 SF

Zoning: B-4

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer 41,798 sf of Industrial Warehouse Space For Short Term Lease. Ownership is willing to entertain month to month storage opportunities on site with potential for longer term.

For further inquiry or to schedule a personal tour please reach out to John Bunch at 859-433-8911 | john.bunch@svn.com

PROPERTY HIGHLIGHTS

- Short-Term Industrial Warehousing
- 41,798 SF Available
- \$4.25/sf/yr (gross)
- Zoned B-4
- 2.24 Acres

UK

UK HealthCare
KENTUCKY CHILDREN'S
HOSPITAL

Holiday Inn
Express

UNIVERSITY OF KENTUCKY
FEDERAL CREDIT UNION

Short-Term Storage
Space Available
For Lease

1016 S Broadway
Lexington, KY 40504

41,798 SF | \$4.25/sf/yr

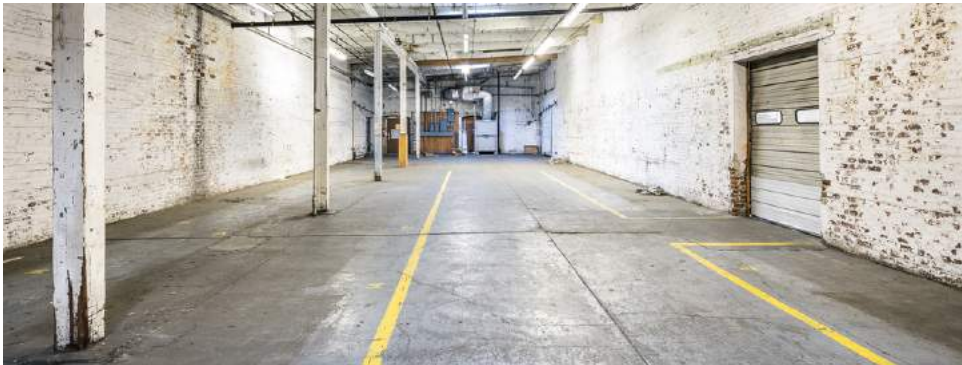
DQ

SONIC
America's
Drive-In.

Virginia Ave | 17,000+ VPD

South Broadway | 25,000+ VPD

Additional Photos





JOHN BUNCH

Advisor

john.bunch@svn.com

Direct: 859.264.0888 x236 | **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

859.264.0888

Disclaimer



The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.