

**LEASE**

# Rare I-1 Opportunity Inside New Circle Road

**510 HENRY CLAY BLVD**

Lexington, KY 40505

**PRESENTED BY:**

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## PROPERTY SUMMARY



### LEASE RATE

**\$5.00-\$6.00 SF/YR**

### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	105,751 SF
<b>AVAILABLE SF:</b>	36,483 - 80,266 SF
<b>LOT AVAILABLE:</b>	1.16 Acres
<b>ZONING:</b>	I-1

### PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present an opportunity to lease this affordable Warehouse/Office/Storage space site inside of New Circle Rd, just minutes to major highways (I-75; 2.9 miles), New Circle Rd (1.4 miles) and Lexington's downtown (1.7 miles). This I-1 opportunity provides the perfect location for light manufacturing and/or equipment storage.

The building can be easily demised to fit multiple tenants. With nearly 6,000 SF of office, plenty of parking, multiple roll-up doors, and 3 dock-level doors, it's a versatile facility located in the heart of Lexington. Kentucky is a day's drive from 80% of the country. In a market pushing 98% occupancy for industrial assets, don't miss your chance to lease this property today!

For further inquiry or to schedule a personal tour please reach Justin Ryder, CCIM at 859.447.3285 // [justin.ryder@svn.com](mailto:justin.ryder@svn.com) or Gabe Measner at 859.306.0607 // [gabe.measner@svn.com](mailto:gabe.measner@svn.com)

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN; MG	LEASE TERM:	Negotiable
TOTAL SPACE:	36,483 - 43,783 SF	LEASE RATE:	\$5.00 - \$6.00 SF/yr

AVAILABLE SPACES  
SUITE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	43,783 SF	NNN	\$6.00 SF/yr	-
Space 2	Available	36,483 SF	NNN	\$5.00 SF/yr	-
Space 4 - Ground Lease	Available	1.16 Acres	Modified Gross	\$5,000 per month	-

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COMPLETE HIGHLIGHTS



BUILDING INFORMATION

BUILDING SIZE	105,751 SF
ROLL UP DOORS / DOCK LEVEL DOORS	1/3
POWER	480V 3Ph

PROPERTY HIGHLIGHTS

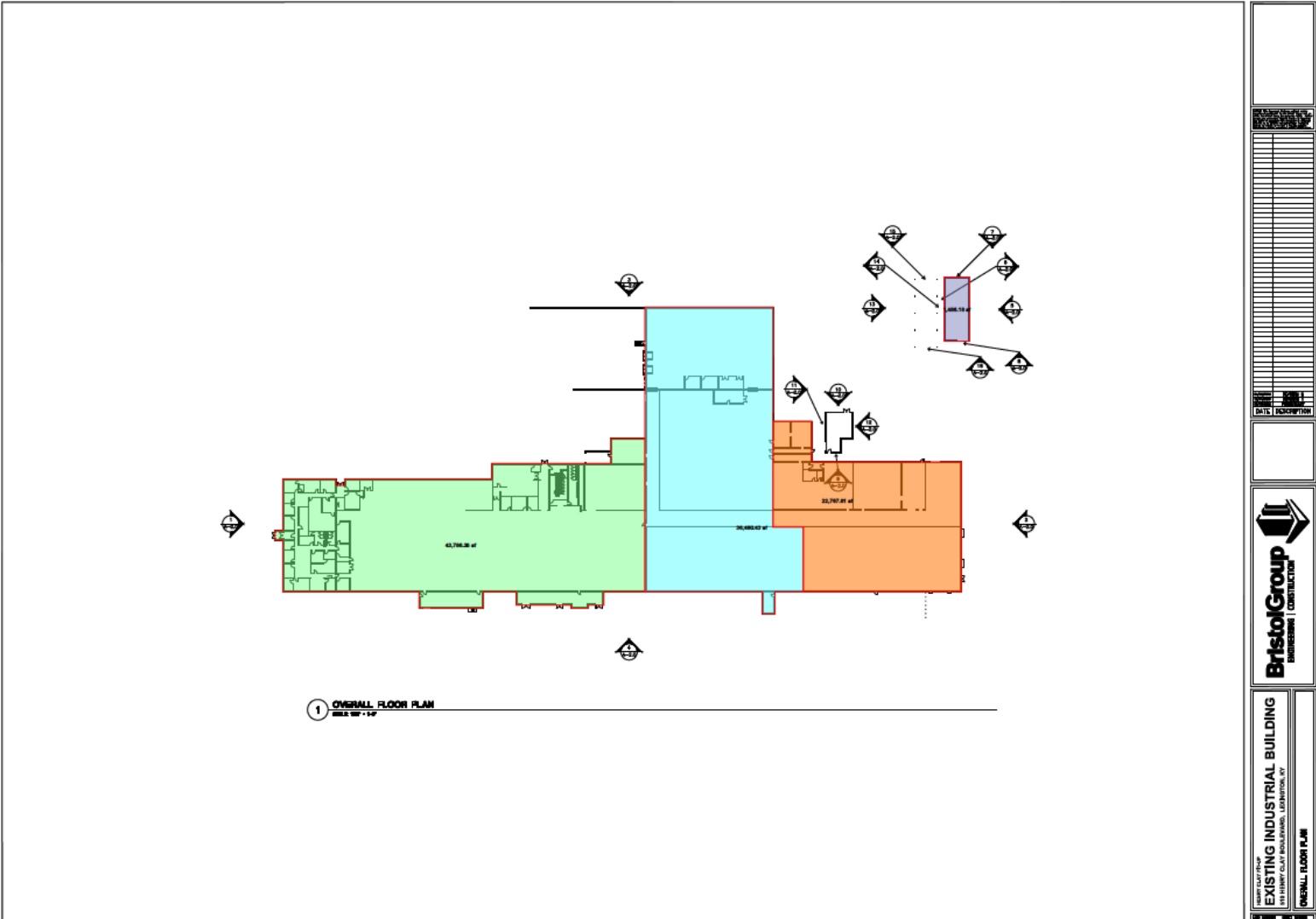
- Inside New Circle Rd (1.4 miles), minutes from downtown (1.7 miles).
- Avg clear height to overhead mechanical is 11' with a min height of 10' 4" under overhead electrical buses to a max of 11' 6"
- Wet pipe sprinkler system monitored 24 hours a day
- Floor slab for space is 4" thick
- Secure facilities with locked gate

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REACH OUT TO AGENT TO SEE ONE OF THESE SPACES BELOW

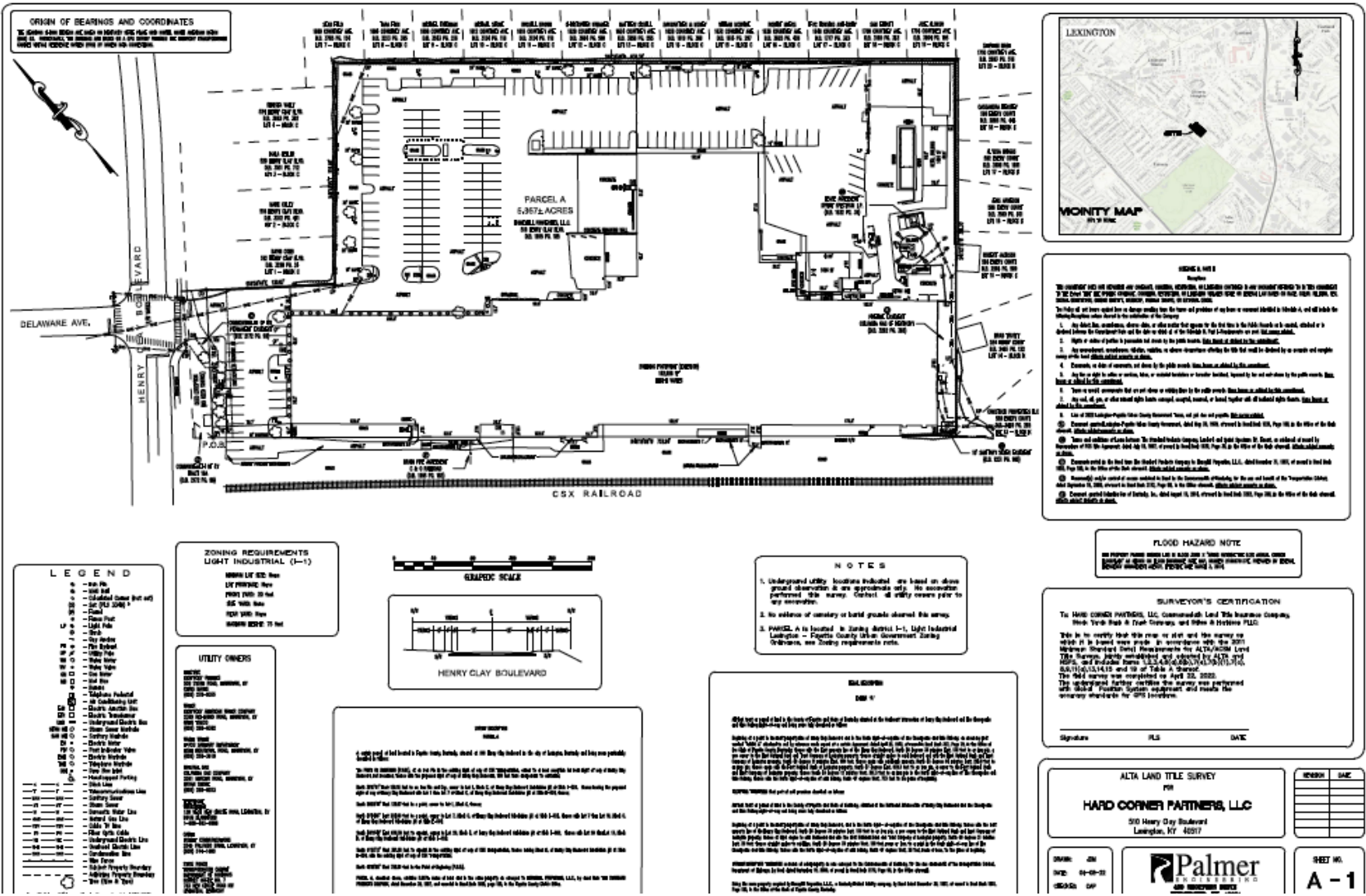


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SITE PLAN



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## ADDITIONAL PHOTOS



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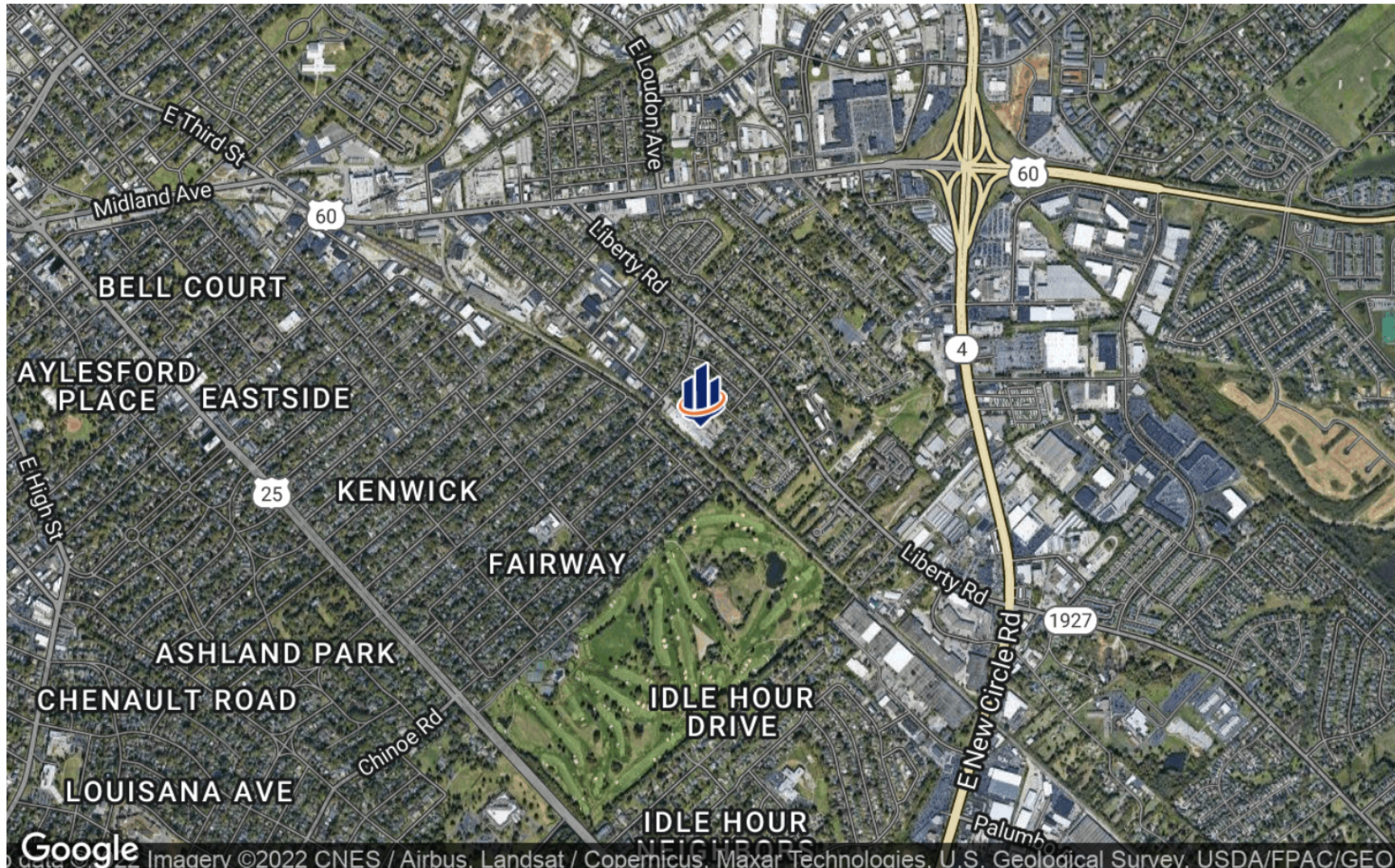
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## LOCATION MAP



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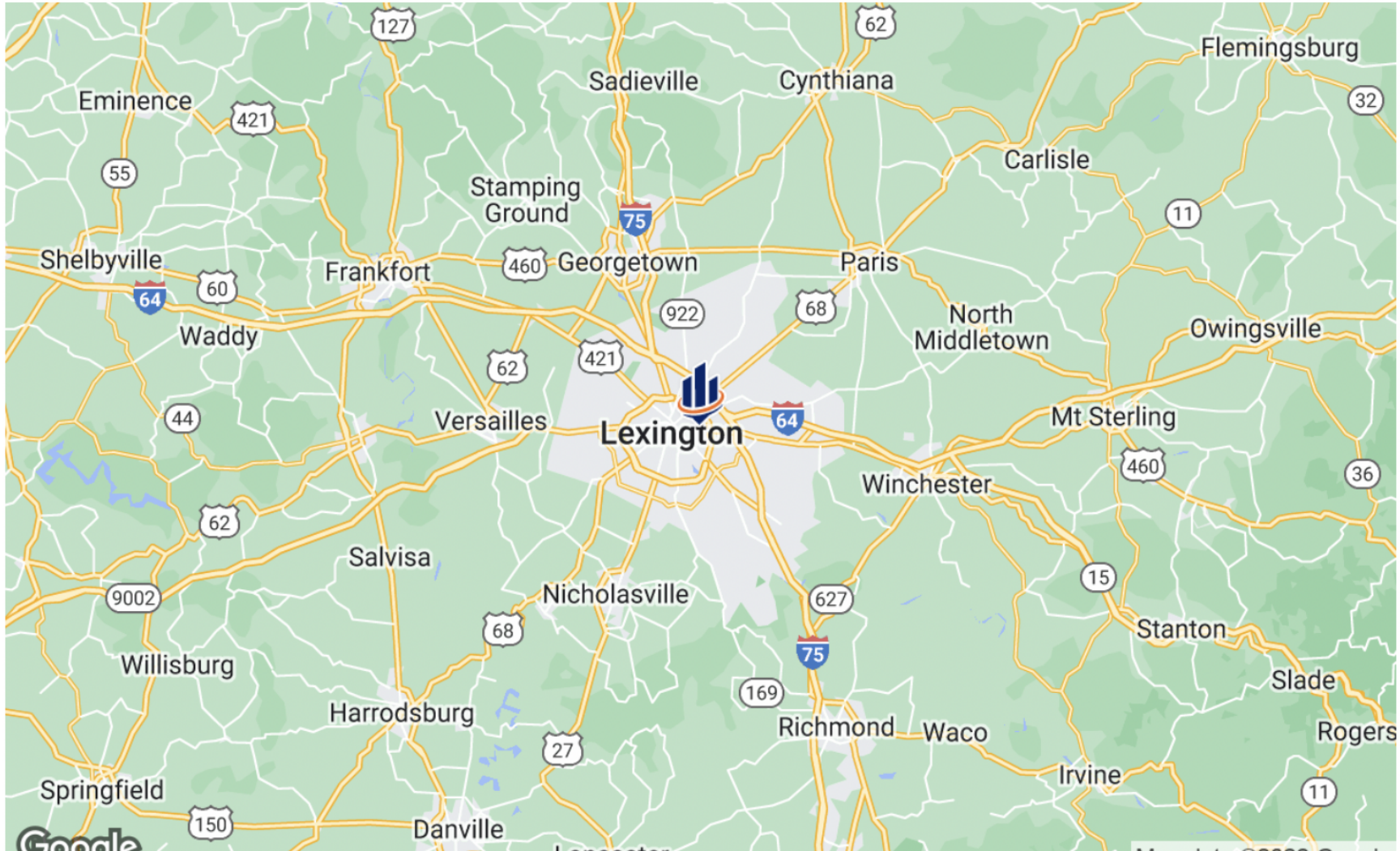
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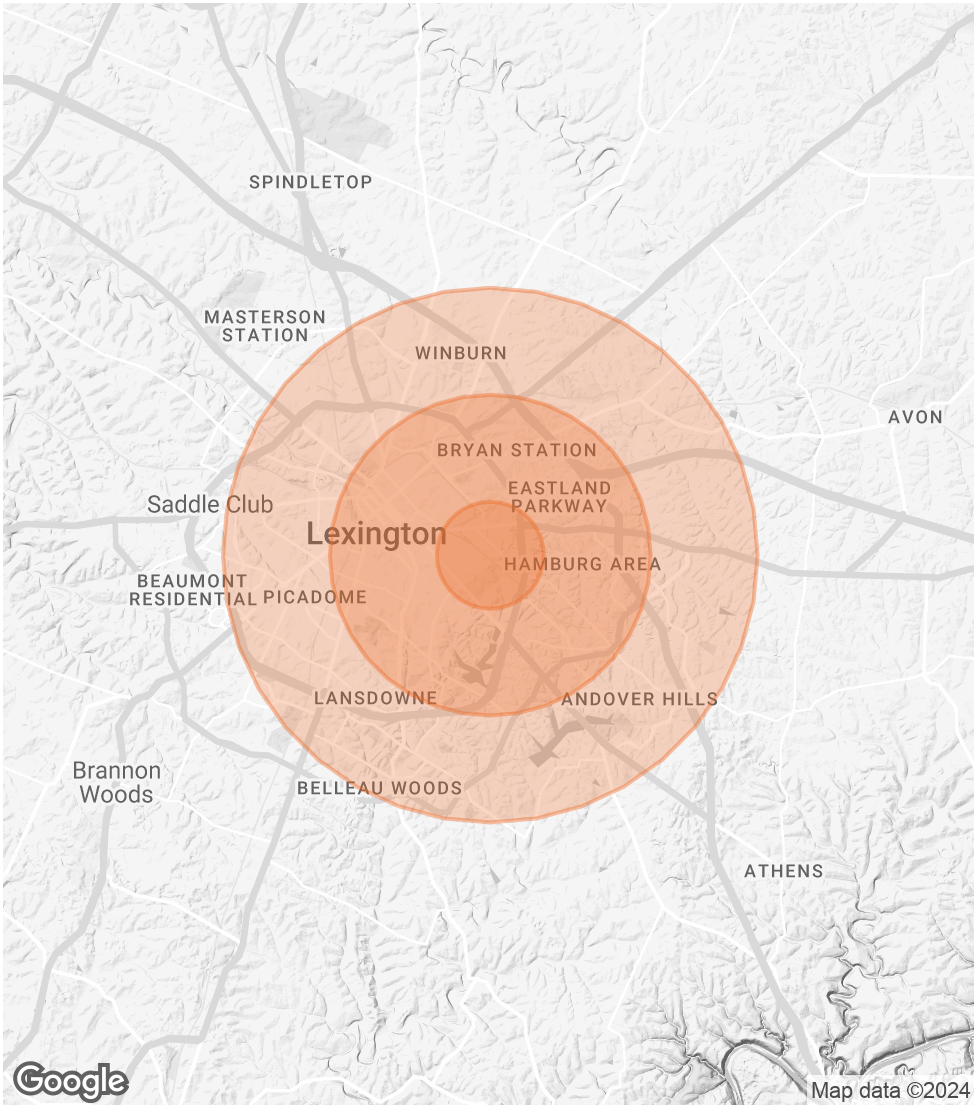


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,515	103,626	225,307
AVERAGE AGE	38.1	33.7	33.6
AVERAGE AGE (MALE)	37.9	32.9	32.7
AVERAGE AGE (FEMALE)	38.9	34.8	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,469	45,033	99,339
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$56,473	\$57,961	\$56,960
AVERAGE HOUSE VALUE	\$170,409	\$238,784	\$215,070

\* Demographic data derived from 2020 ACS - US Census



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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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