

FOR SALE/LEASE

LEXINGTON INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

751 ENTERPRISE DRIVE
Lexington, KY 40510

PRESENTED BY:

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PROPERTY SUMMARY



SALE PRICE	\$1,475,000
LEASE RATE	\$6.75 SF/YR

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market another limited opportunity to purchase or lease a stand alone light industrial zoned property in Lexington, KY.

751 Enterprise Drive is a 17,800 sf facility sitting on approximately 1.7 acres. The property is broken down into professional office space and warehouse space with office comprising of slightly less than 10% of the premises and warehouse comprising of the remaining square footage.

The office/sales portion of the space is approximately 1,733 sf and includes an open reception and administrative area, (2) private executive offices, breakroom, and men and women's restroom. The office is fully climate controlled throughout with a new HVAC system having been installed within the past year.

The warehouse portion of the space is stacked with amenities including but not limited to: (2) grade level drive in doors, (one 8 x 1 and one 12 x 16), (1) dock height door w/leveler, 6" concrete slab, high efficiency lighting, heavy power (480/3 phase), a newly installed fire suppression system (wet), 20' ceiling height sloping to 17', and a concrete slab for outdoor storage of materials.

Lastly, the property is located in one of the most sought after Industrial parks in Fayette County (Enterprise Industrial Park) The desirability is spurred by the quality of construction of park as well as close proximity to Interstate 64 and 75 providing ease of access throughout the State.

For further information or to schedule an in person tour of the facility, please contact John Bunch at 859-433-8911 or john.bunch@svn.com.

OFFERING SUMMARY

BUILDING SIZE:	17,800 SF
AVAILABLE SF:	17,800 SF
LOT SIZE:	1.7 Acres
PRICE / SF:	\$82.87
YEAR BUILT:	1993

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COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

STREET ADDRESS	751 Enterprise Drive
CITY, STATE, ZIP	Lexington, KY 40510
COUNTY	Fayette
SUB-MARKET	Enterprise Industrial Park
SIGNAL INTERSECTION	No

BUILDING INFORMATION

YEAR BUILT	1993
FREE STANDING	Yes

PROPERTY HIGHLIGHTS

- 17,800 SF
- 1.70 acres
- Zoned I-1
- 1,733 of fully climate controlled office space
- High Efficiency Lighting
- Heavy Power 480/3 phase
- New Fire Suppression System (wet)
- For sale or lease

FLOOR PLAN



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



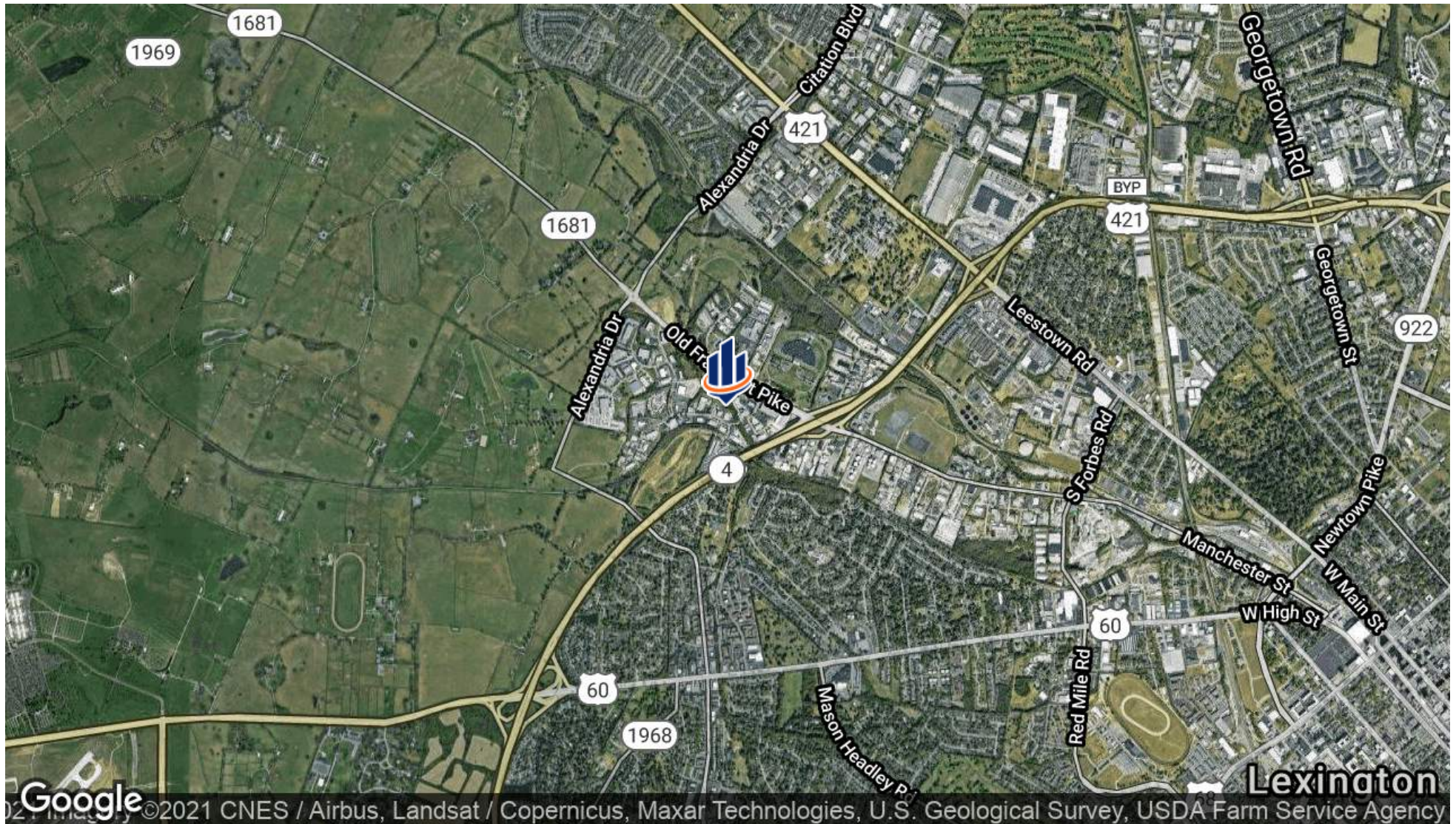
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AERIAL



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

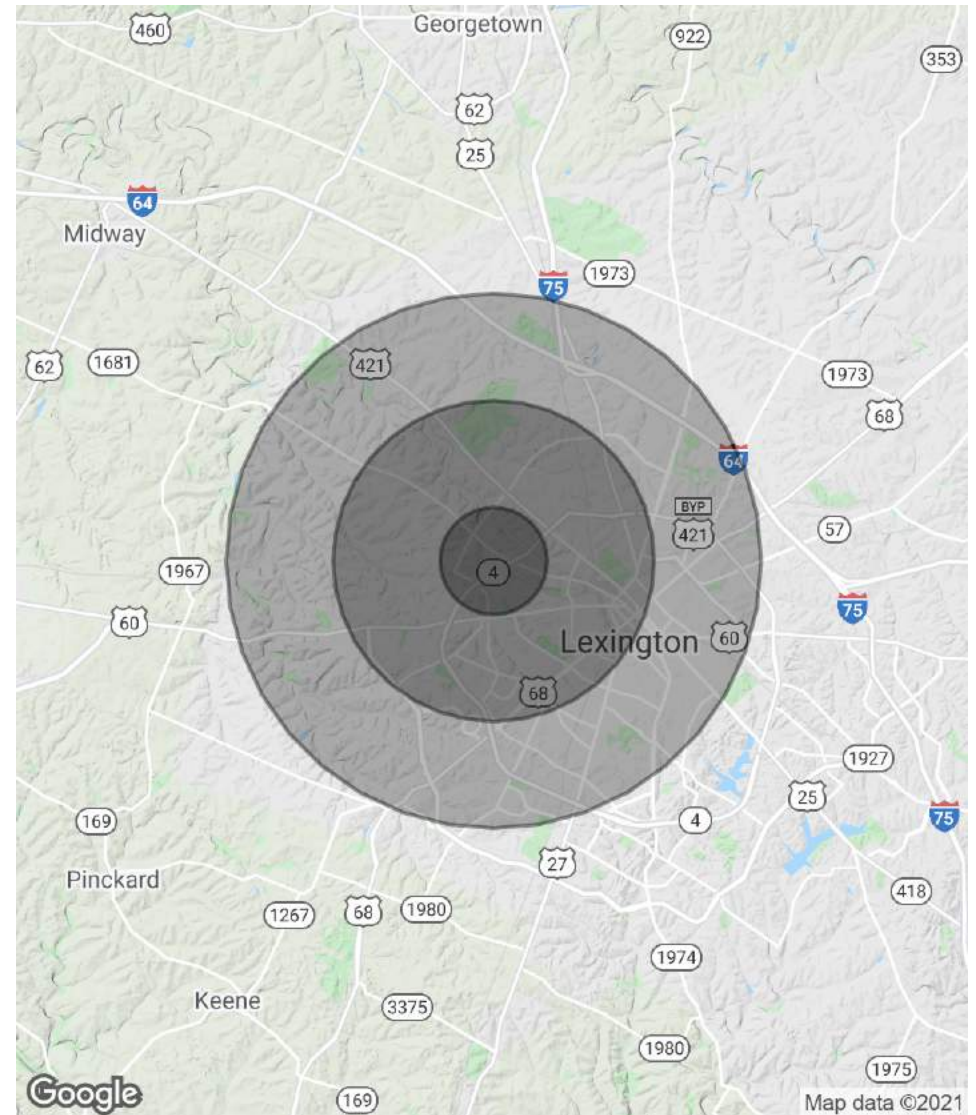
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,521	58,121	141,789
AVERAGE AGE	31.3	34.7	34.8
AVERAGE AGE (MALE)	31.5	33.7	33.7
AVERAGE AGE (FEMALE)	31.2	36.0	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,987	23,749	57,475
# OF PERSONS PER HH	2.9	2.4	2.5
AVERAGE HH INCOME	\$48,939	\$54,526	\$57,032
AVERAGE HOUSE VALUE	\$514,310	\$205,502	\$226,335

* Demographic data derived from 2010 US Census



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