

OFFERING MEMORANDUM

1728 JAGGIE FOX WAY

CLASS "A" DISTRIBUTION
CENTER FOR LEASE

Lexington, KY 40511



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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase 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, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale 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 Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this 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 Offering Brochure may include certain statements and estimates 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 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 Purchase 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 Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase 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 Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser 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 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.

SECTION 1

PROPERTY
INFORMATION





OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	10,000 - 30,000 SF
ZONING:	I-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market this Class A distribution center located at 1728 Jaggie Fox Way in Lexington, KY

The concrete tilt up structure partially occupied by Jobber's Exhaust was built in 1998 and was the first development in the highly sought after Boiling Springs Industrial Park. The space features 24' clear height throughout, dock door position[s] w/levelers, shared grade level drive in door, gas fired forced air heat, and heavy power. In addition to the impressive structure, the property sits on approximately 5 acres supplying prospective tenants with 100 ft + truck court depth allowing for steady ingress and egress throughout the day.

Along with the distribution/storage space, this offering can include full service warehousing needs including but not limited to: on-site shipping and receiving manager, loading and unloading material, racking availability, and fork lift access. For additional services and pricing please inquire to below contact information.

Lastly, the property sits 0.5 miles from the newly extended Citation Boulevard providing ease of access to both Interstate 64 and Interstate 75. For further information on this asset please reach out to John Bunch at 859-433-8911/john.bunch@svn.com or Matt Stone at 859-351-5444/matt.stone@svn.com



LOCATION INFORMATION

STREET ADDRESS	1728 Jaggie Fox Way
CITY, STATE, ZIP	Lexington, KY 40511
COUNTY	Fayette
SIGNAL INTERSECTION	No

BUILDING INFORMATION

FREE STANDING	Yes
OFFICE SPACE	Upon Request
WAREHOUSE/DISTRIBUTION SPACE	10,000 - 30,000 SF
PARCEL SIZE	5 Acres
YEAR BUILT/RENOVATED	1998

HIGHLIGHTS

- Class "A" Distribution Facility
- Concrete Tilt up Construction
- Zoned I-1
- 100 + foot truck court depth
- Full Service Warehousing Serviced available upon request
- Within 3 Miles of I-75 and I-64



SECTION 2

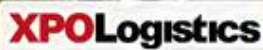
LOCATION
INFORMATION





Citation Blvd
16,000+ VPD

Georgetown Rd
28,000+ VPD



Jaggie Fox
Way



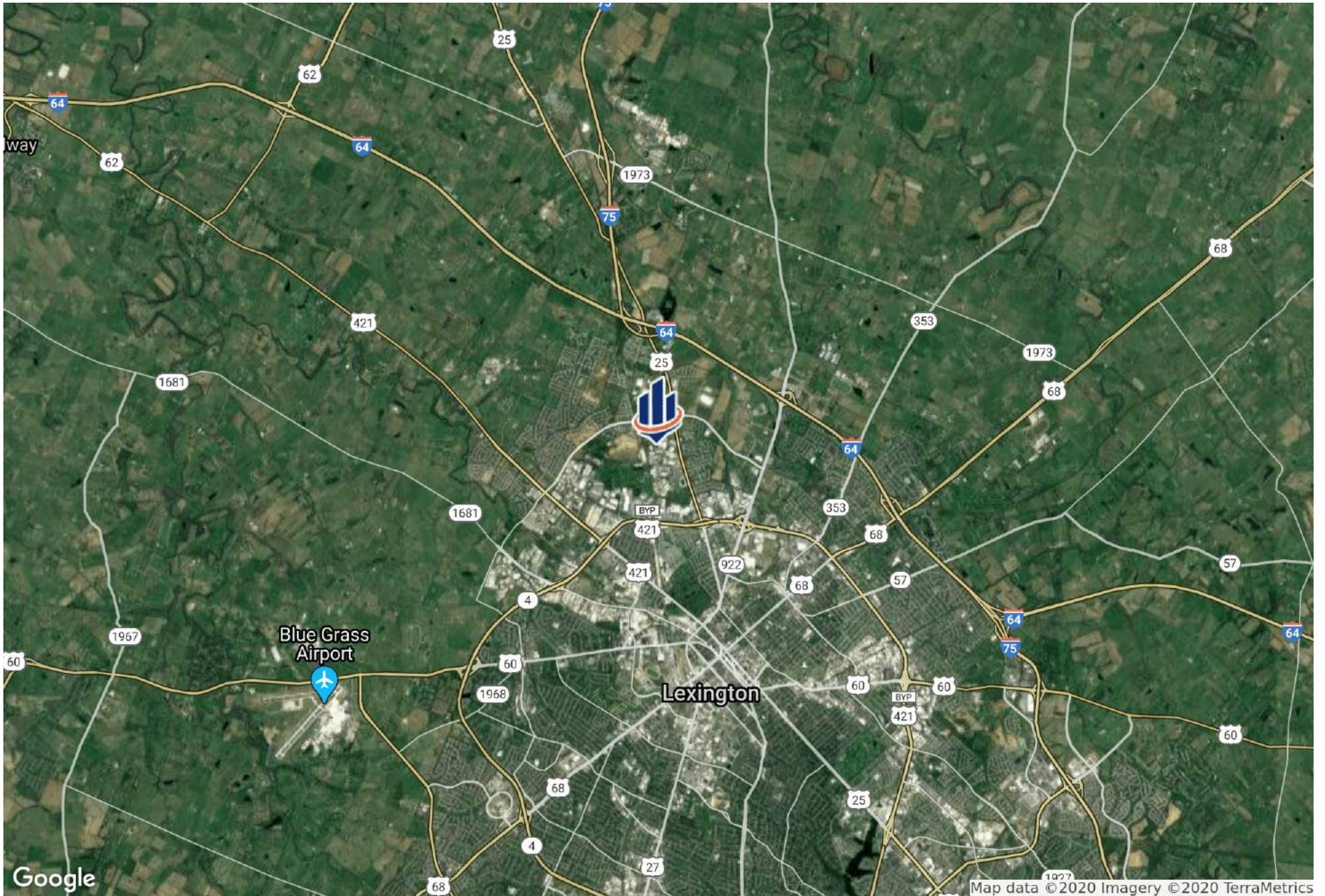
**Class "A"
Distribution Center
FOR LEASE**

1728 Jaggie Fox Way
Lexington, KY 40511

10,000 - 30,000 SF Available | Zoned I-1

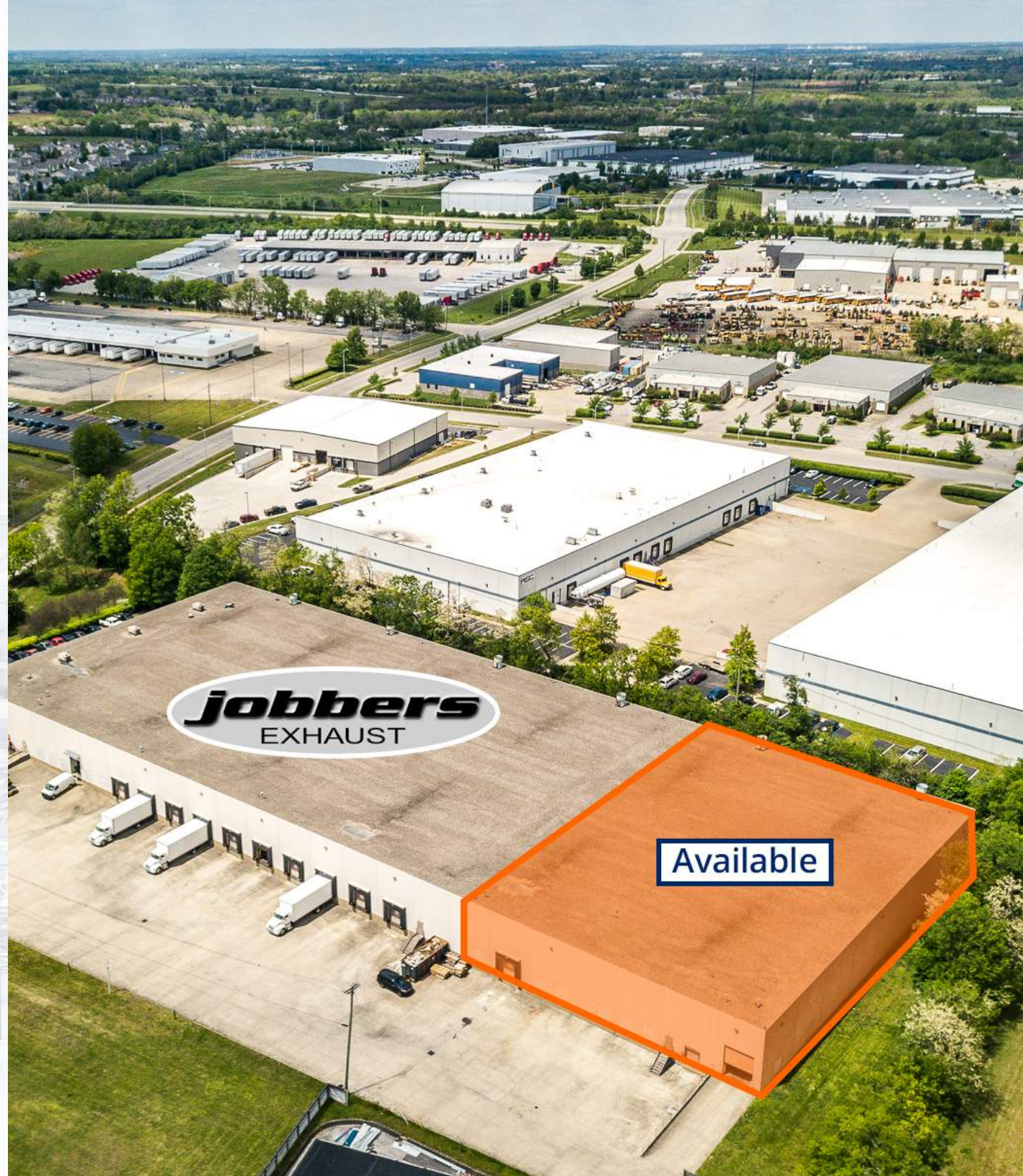
For marketing purposes only, exact locations not warranted





SECTION 3

DEMOGRAPHICS



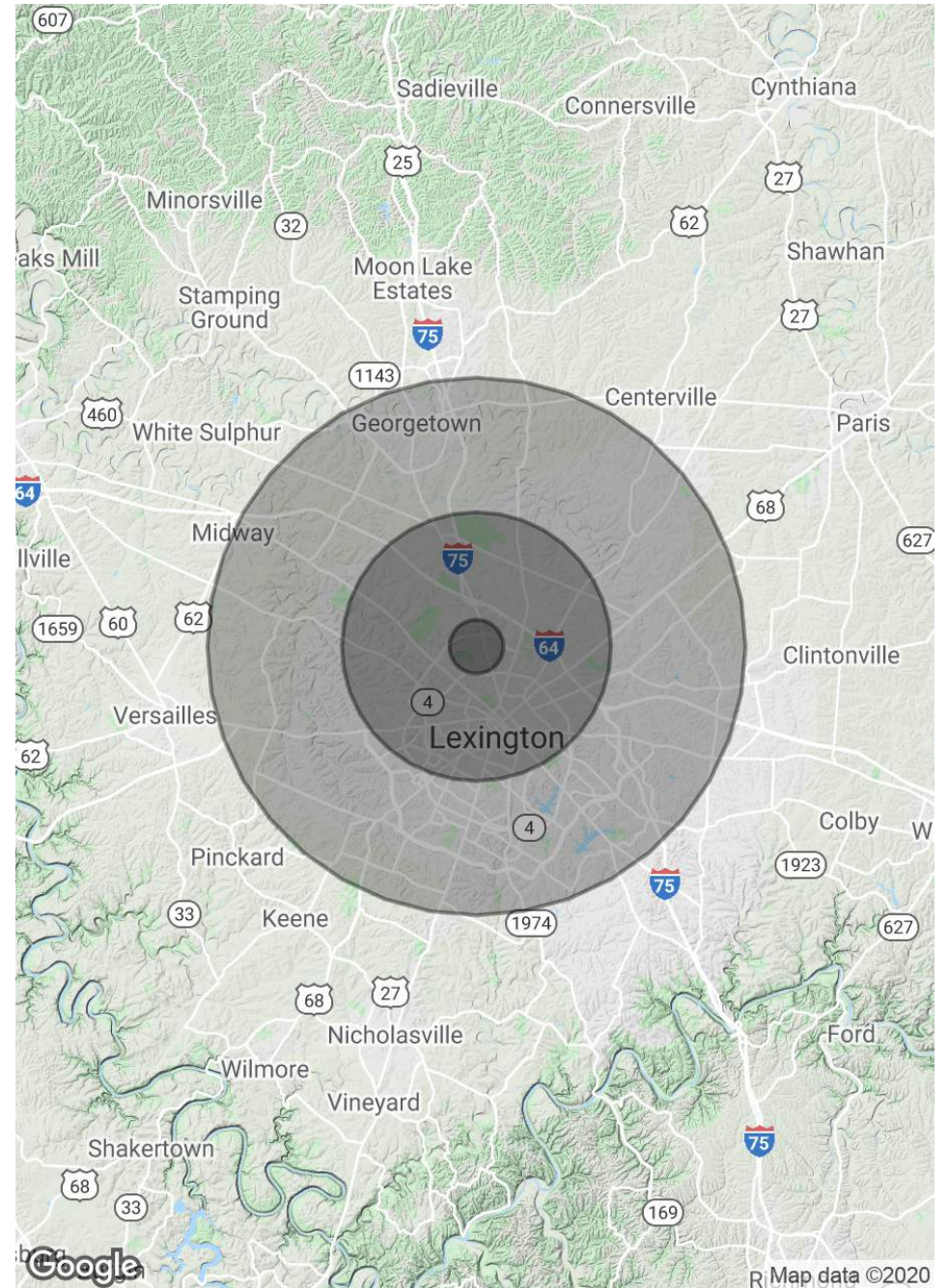
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,598	135,285	382,783
AVERAGE AGE	33.5	33.6	34.6
AVERAGE AGE (MALE)	32.5	32.6	33.6
AVERAGE AGE (FEMALE)	33.9	34.8	35.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,106	55,345	160,199
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$64,842	\$48,847	\$63,582
AVERAGE HOUSE VALUE	\$174,226	\$184,642	\$219,507

* Demographic data derived from 2010 US Census



SECTION 4

ADVISOR BIOS





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



MATT STONE, CCIM, SIOR, MBA

Managing Director

matt.stone@svn.com

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PROFESSIONAL BACKGROUND

Matt Stone, CCIM, SIOR, MBA is the Managing Director of SVN Stone Commercial Real Estate. Since 2006, Matt has been the trusted advisor for many clients in transactions within the retail, office, industrial, multi-family, and hospitality product types. Matt personally oversees the day to day operations of the company, brokerage of commercial investment properties and user properties, as well as property management. He has worked with banks, private investors, and as a receiver to help with asset management and evaluation for distressed loan purchasing, workouts, REO disposition, and general opinions of value. Matt and his team continue to perform property management and bookkeeping services for retail, industrial, office, and multi-family properties throughout Central Kentucky.

Matt holds the prestigious Society of Industrial and Office Realtors designation [SIOR] www.sior.com and the Certified Commercial Investment Member [CCIM] www.ccim.com designations. He is currently the Vice President of the Commercial Property Association of Lexington [CPAL], served as the 2015-2016 CCIM President for the Lexington District of the Kentucky CCIM Chapter, the 2016 Co-Chair of the Tennessee/Kentucky Idea Exchange for the International Council of Shopping Centers [ICSC], a board member for National Christian Foundation – Kentucky [NCF], and on the board of Christian Student Fellowship [CSF] at the University of Kentucky. He is also on the Young Life Golf Committee to help raise awareness and funds for Young Life in Lexington every May. In addition to his commercial real estate designations, Matt earned a Masters of Business Administration [MBA] and a Bachelor of Science in Mathematics Education from the University of Kentucky.

Prior to SVN Stone Commercial Real Estate, Matt served on staff in Lexington with Young Life. He is currently involved at Southland Christian Church, and in other non-profit ministries and organizations around the country and in Lexington. Matt is an avid golfer, and runner, and also enjoys spending time and traveling with his wife, son, and two daughters.

EDUCATION

Masters in Business Administration [MBA] - University of Kentucky

MEMBERSHIPS

Certified Commercial Investment Member- CCIM

Society of Industrial and Office Realtors - SIOR

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