

FOR LEASE

I-75 DISTRIBUTION CENTER FOR LEASE

109 TRIPORT RD
Georgetown, KY 40324

PRESENTED BY:

JOHN BUNCH
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4.25
BUILDING SIZE:	222,256 SF
AVAILABLE SF:	25,000 - 90,437 SF
LOT SIZE:	11.27 Acres
RENOVATED:	2019
ZONING:	I-1 Light Industrial
APN:	161-40-016.000

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this unmatched opportunity to lease space at 109 Triport Road in Georgetown, KY. This exclusive offering is located in the highly desirable Triport Industrial Park on Georgetown's Northeast corridor.

This strategically located distribution center features an impressive 222,256 sf on 11.27 acres. The building is loaded with features including: 23' clear height sloping to 16', gas fired forced-air heat, 8" reinforced slab, 24 docks, 3 grade level drive in doors, 600 Amp 480/3 phase power, newly paved and sealed parking lot, high efficiency LED lighting, and an ESFR sprinkler system.

With access to Interstate 75 less than a quarter mile away, this property could not be better located helping provide logistical ease of access to the eastern seaboard. For Further information or inquiries regarding the space please e-mail or call John Bunch at [859]-433-8911 or john.bunch@svn.com.

PROPERTY HIGHLIGHTS

- 25,000 - 90,437 SF available for lease
- Will sub-divide
- Newly renovated, restrooms, climate controlled break room and office space
- 11.27 Acres
- Standard Height Docks with Leveler

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AERIAL



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PROPERTY DETAILS

LEASE RATE

\$4.25 NNN

PROPERTY INFORMATION

PROPERTY SUBTYPE

Warehouse/Distribution

APN #

161-40-016.000

LOCATION INFORMATION

BUILDING NAME

I-75 Distribution Center - FOR
LEASE

STREET ADDRESS

109 Triport

CITY, STATE, ZIP

Georgetown, KY 40324

COUNTY

Scott

BUILDING INFORMATION

TENANCY

Multiple

CEILING HEIGHT

23 ft

YEAR LAST RENOVATED

2020

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LEASE SPACES - SUITE B



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	25,000 - 43,874 SF	LEASE RATE:	\$4.25

AVAILABLE SPACES

SUITE TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

Suite A	Available	25,000 - 43,874 SF	NNN	\$4.25 SF/yr	This space totals 43,874 sf and can easily be demised into several sections to accommodate a tenant. The full space features 4 standard height docks, [with levelers] 1 grade level drive in door, heavy power, gas fired forced air heat, high efficiency LED lighting, with one private office, and one restroom. The space will be available Spring 2021.
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LEASE SPACES - SUITE B

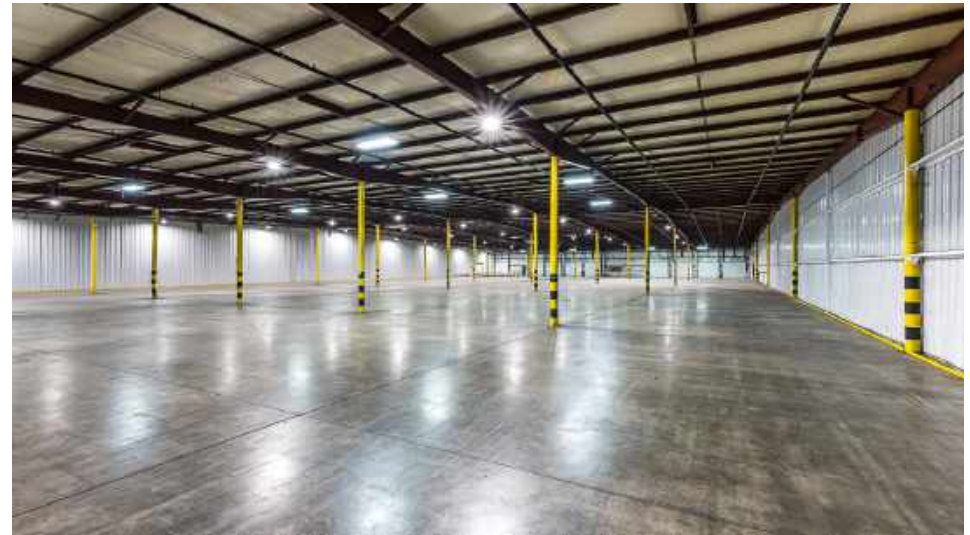


SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite B	Available	25,000 - 46,563 SF	NNN	\$4.25 SF/yr	This space totals 46,563 sf and can easily be demised into several sections to accommodate a tenant. The full space features 4 standard height docks, [with levelers] 1 grade level drive in door, 19'10" beam height at center sloping to 16'2", high efficiency LED lighting, with five private offices, one large break room, and two restrooms. The space is currently vacant and available 2021.
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ADDITIONAL PHOTOS



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

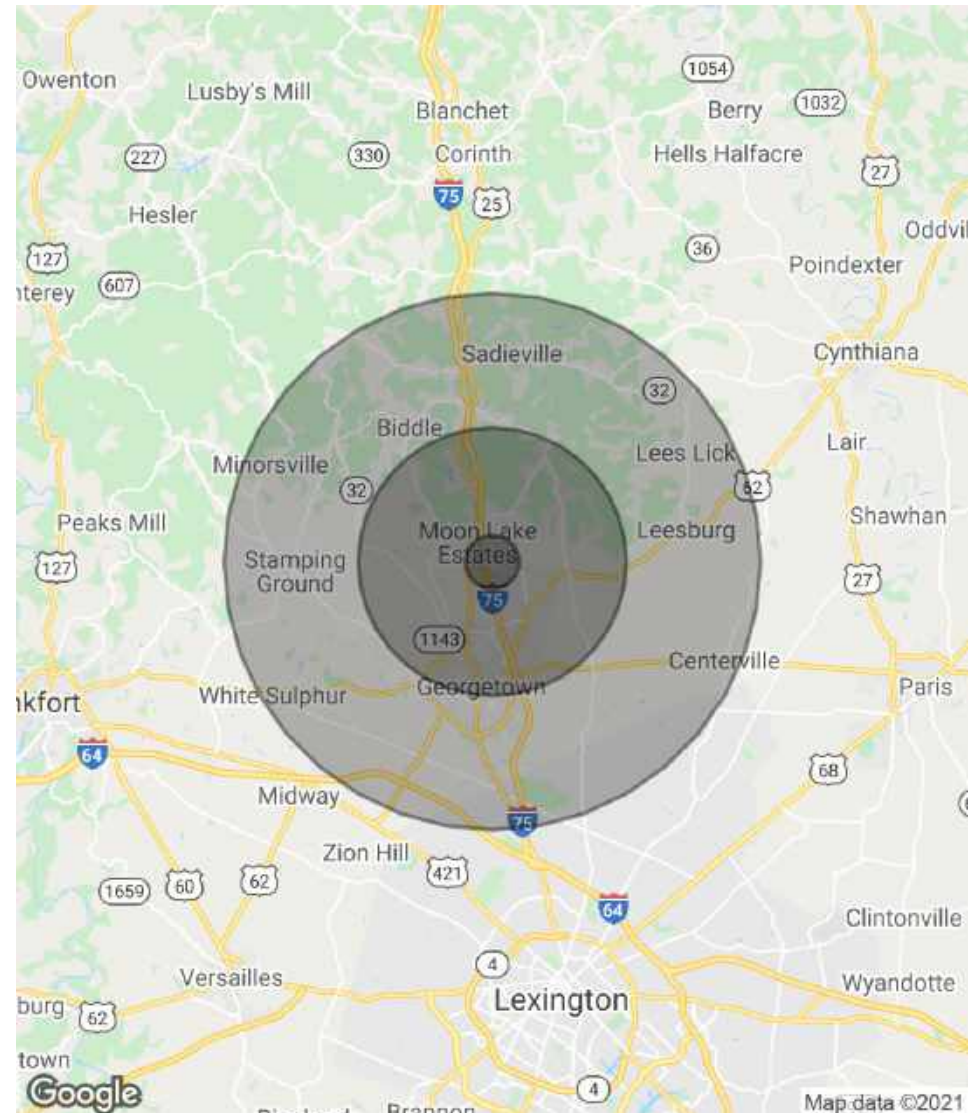
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	376	17,470	52,134
AVERAGE AGE	36.8	34.8	34.2
AVERAGE AGE (MALE)	36.5	34.7	34.1
AVERAGE AGE (FEMALE)	37.6	35.4	34.9

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	141	7,039	19,982
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$85,825	\$65,339	\$68,635
AVERAGE HOUSE VALUE	\$204,301	\$209,362	\$189,594

* Demographic data derived from 2010 US Census



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ADVISOR BIO



JOHN BUNCH

Advisor

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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

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