

FOR LEASE

4,000 SF INDUSTRIAL BUILDING FOR LEASE IN RICHMOND, KY

320 CYCLE DRIVE

Richmond, KY 40475

PRESENTED BY:

NEAL METCALFE

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LEASE RATE	\$6.00 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	4,000 SF
AVAILABLE SF:	4,000 SF
ZONING:	I-2

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate presents this small industrial lease opportunity located off Boggs Lane behind Lowes and Walmart off the ECU Bypass in Richmond. This 4,000 SF industrial building has 200 amp service, 3 roll up garage doors, 2 @ 12', and 1 @ 14', 18' ceilings at peak (16' at side wall), bathroom, 300 sf office, and the building is steel reinforced with metal wrap. The property is owned by the occupant of the larger building, and will be coexisting with this future tenancy.

Contact Neal Metcalfe, Senior Advisor for a tour or more info: 859-312-8069 or neal.metcalfe@svn.com.

LOCATION OVERVIEW

Richmond is centrally located and is south of Lexington on the I-75 corridor. Richmond is one of the fastest growing areas in Kentucky. Several identifiable factors contribute to this growth, such as easy interstate access, proximity to Lexington, lower cost of housing, good employment base, regional university, and cultural and educational opportunities. Richmond tied for the 30th in the Top Micropolitans in nation for new and expanded industry activity in 2010. The City of Richmond is currently the 7th most populous in Kentucky, up from 11th largest in the 2000 census and is the home of Eastern Kentucky University with approximately 17,000 students. Historic downtown Richmond is one of the finest 19th century commercial districts in the Southeast and is a unique blend of small town warmth and friendliness while still having access to the advantages of a big city.

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LOCATION INFORMATION

BUILDING NAME	I-2 Industrial Warehouse, Distribution & Office
STREET ADDRESS	320 Cycle Drive
CITY, STATE, ZIP	Richmond, KY 40475
COUNTY	Madison
SIGNAL INTERSECTION	No

BUILDING INFORMATION

CEILING HEIGHT	18 ft
MINIMUM CEILING HEIGHT	16 ft
OFFICE SPACE	300 SF
YEAR BUILT	2000
FREE STANDING	Yes

PROPERTY HIGHLIGHTS

- \$6.00 psf/yr plus utilities
- I-2 zoning
- 4,000 SF Available
- Manufacturing, Distribution or Warehouse users
- 3 Roll up garage doors, 2 @ 12', and 1 @ 14'
- 300 sf of office
- Ceiling Heights, 16' side wall, and 18' at peak

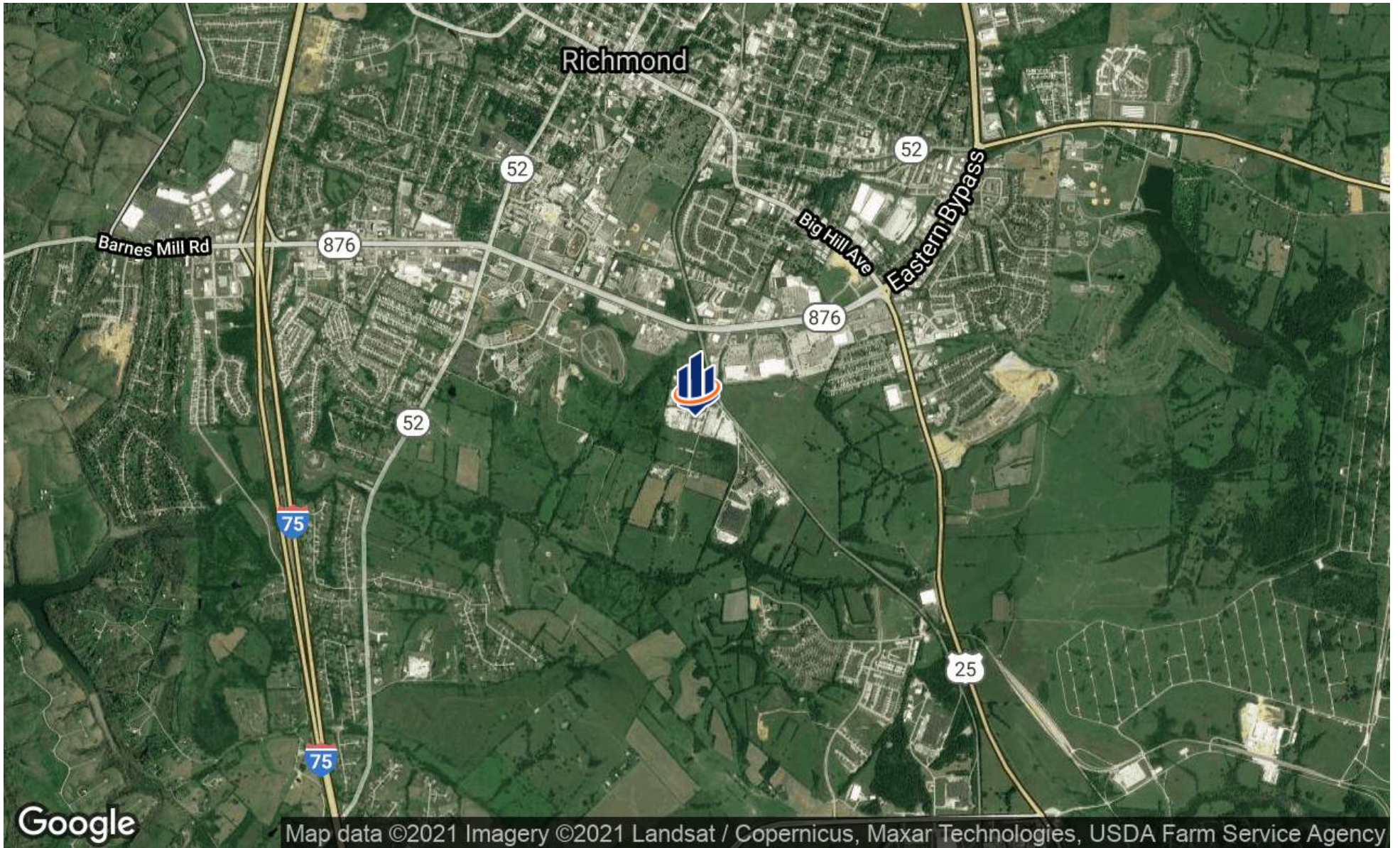


**I-2 Industrial Warehouse,
Distribution & Office**

320 Cycle Drive
Richmond, KY
4,000 SF For Lease

For marketing purposes only,
exact locations not warranted

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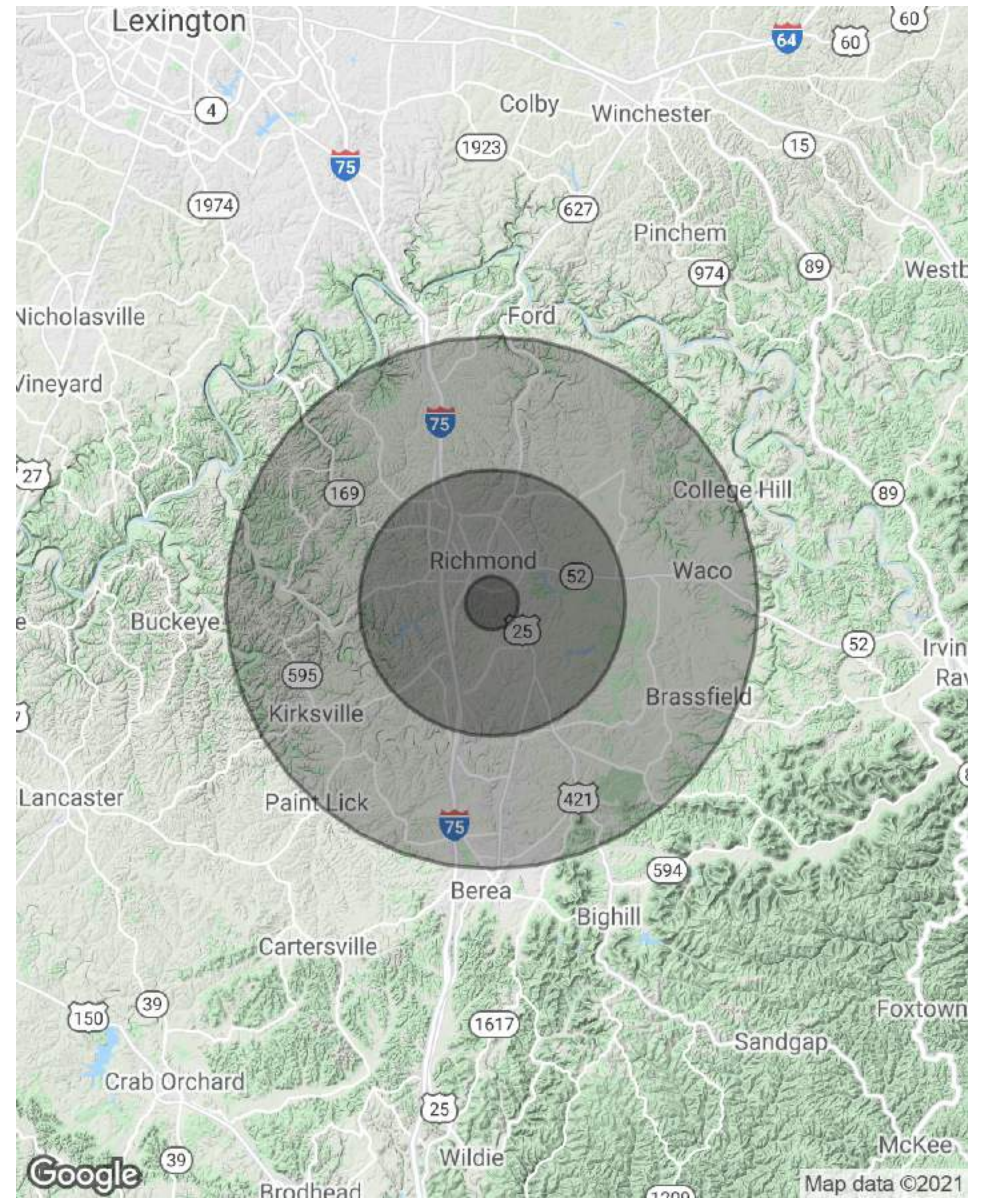
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,475	45,855	75,229
AVERAGE AGE	26.3	32.1	33.9
AVERAGE AGE (MALE)	26.3	31.8	33.0
AVERAGE AGE (FEMALE)	26.1	32.2	34.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	736	17,408	28,945
# OF PERSONS PER HH	4.7	2.6	2.6
AVERAGE HH INCOME	\$51,978	\$50,549	\$54,560
AVERAGE HOUSE VALUE	\$105,997	\$142,711	\$151,599

* Demographic data derived from 2010 US Census



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