

FOR SALE - Light Industrial Warehouse

1040-1050 Eastland Dr, Lexington, KY 40505

\$2,200,000



HIGHLIGHTS

Tight market and limited availability of I-1 - Light Industrial Space.

Approximately 31,000 SF on 1.3 acres.

2,700 SF of office space in Suite 1040 and 1,500 SF of office space in Suite 1050.

Fully sprinklered with wet sprinkler system.

1200 Amp service.

New roof installed in 2021 with a 15 year warranty Carlisle Roof System.

Available for immediate occupancy.

Ideal for owner/occupant tired of paying rent.

Great access to New Circle Road, interstates and downtown. Convenient location for contractors.

Easily divisible for two tenants.

PROPERTY SUMMARY

1040-1044, 1048, 1050 Eastland Drive
Lexington, KY 40505

Sale Price:	\$2,200,000
Total Land Size:	1.3 AC
Total Building Size:	31,000 SF
Property Type:	Industrial Warehouse
Zoning:	I-1 - Light Industrial
Traffic Count:	Eastland Dr - 5,169



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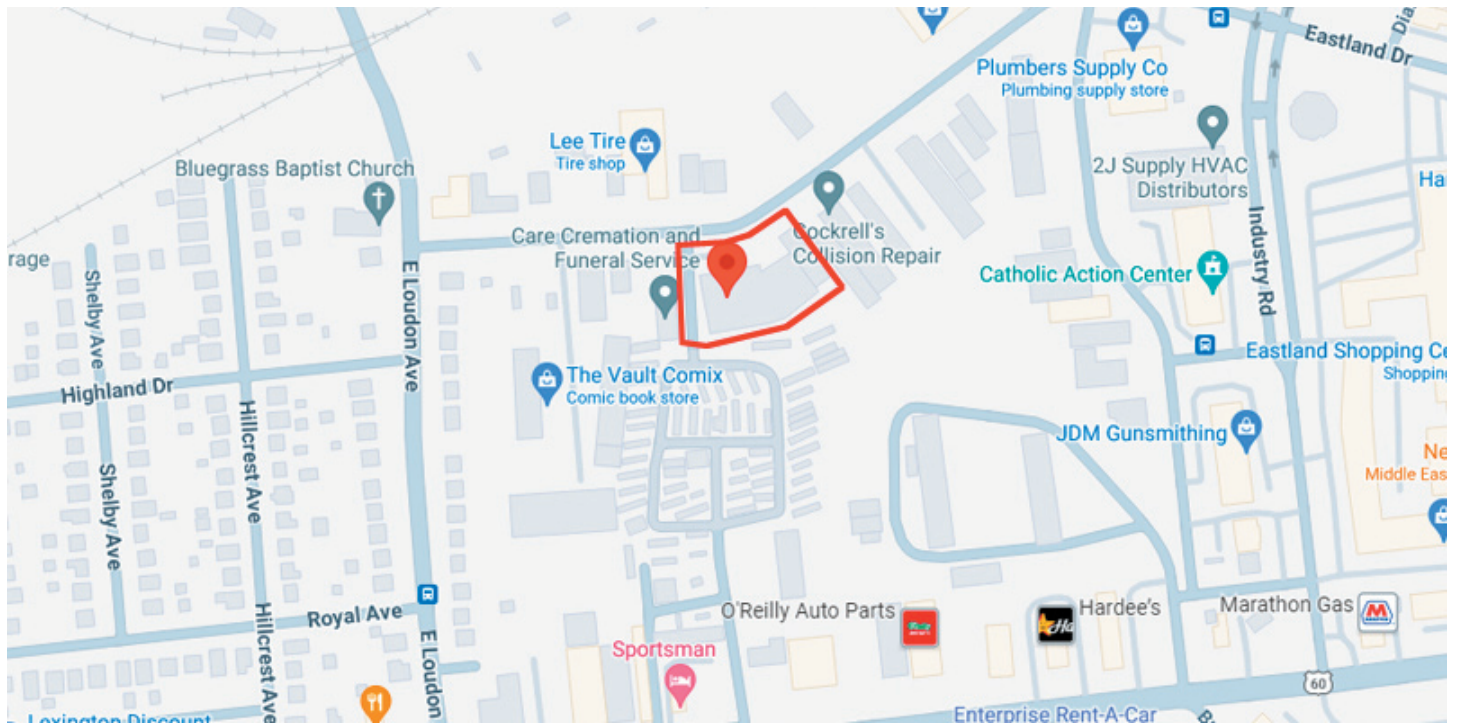
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Map



Aerial



Property Photos

