



51K SF Warehouse For Lease - Berea KY near I-75



100 Seventy Six Blvd

BEREA, KY 40476

PRESENTED BY:

NEAL METCALFE

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PROPERTY SUMMARY

PREMIER WAREHOUSE FOR LEASE

100 SEVENTY SIX BOULEVARD
BEREA, KY 40476

OFFERING SUMMARY

BUILDING SIZE:	51,000 SF
AVAILABLE SF:	25,000 - 51,000 SF
LOT SIZE:	2.5 Acres
ZONING:	B-4



PROPERTY SUMMARY

SVN Stone is proud to present for lease: a 51,000 SF Industrial Warehouse in Berea, KY off Exit 76 at I-75. This 2006 B-4 zoned property has had multiple tenants in the past, but is currently being under-utilized by the owner that will promptly move with the terms of a new tenant. 24' side walls, to 30' in the center, and steel and metal open span construction, with more than adequate Phase 3 power for light manufacturing to daily Distribution or Warehousing. 4 Docks, 3 Drive-ins and office space up to 5,000 SF with some mezzanine storage or added office. Contact Neal Metcalfe, Senior Advisor, at 859-312-8069 or neal.metcalfe@svn.com to schedule a tour!

PROPERTY HIGHLIGHTS

- Large Industrial Building - South of Lexington - In Berea, KY
- Just off I-75 at exit 76
- Warehouse, Distribution or Light Manufacturing
- B-4 zoning
- 4 Docks & 3 Drive-Ins
- Office space up to 5,000 sf
- Abundant 3 Phase Power
- Parking for employees on site and contiguous property



**Clean, well-lit, open
warehouse space**



**Prime location just
off I-75**



**4 Docks and
3 Drive-Ins**

AERIAL

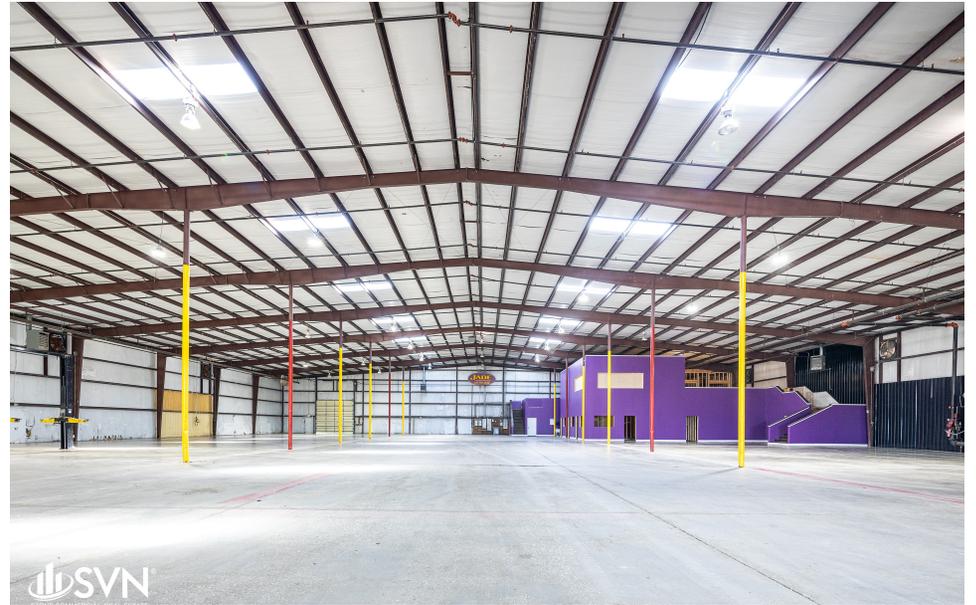
INTERSTATE
75 EXIT
76
59,929 VPD



SVN
STONE COMMERCIAL REAL ESTATE
51,000 SF
FOR LEASE



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





NEAL METCALFE

Senior Advisor

neal.metcalfe@svn.com

Cell: **859.312.8069**

PROFESSIONAL BACKGROUND

Neal Metcalfe serves as a Senior Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial & Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in commissioned sales for 25+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, and other Corporate Radio & Marketing groups where he gained a vast amount of marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has served in multiple roles with Madison County Planning & Zoning Board, CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Chamber Economic Development Committee Member, KCREA Board member, Young Life Madison County Committee Chair and numerous other non-profits & ministries, like Compassion International and organizations via Lexington Leadership Foundation. You can contact Neal @ 859-312-8069 or neal.metcalfe@svn.com

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A..Communications- University of Kentucky, Lexington, KY

MEMBERSHIPS

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

SVN | Stone Commercial Real Estate

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Lexington, KY 40508

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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.