

1953 MERCER ROAD

178,379 SQUARE FEET ON 13.976 ACRES

Lexington, KY / Central Kentucky Market

PRESENTED BY:

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SVN
THE COMMERCIAL REAL ESTATE

1953 MERCER ROAD

LEXINGTON, KY

PROPERTY OVERVIEW

SITE INFORMATION

Location: 1953 Mercer Road
County: Fayette
City: Lexington
Building Size: 178,379 SF
Lot Size: 13.976 AC

PROPERTY SUMMARY

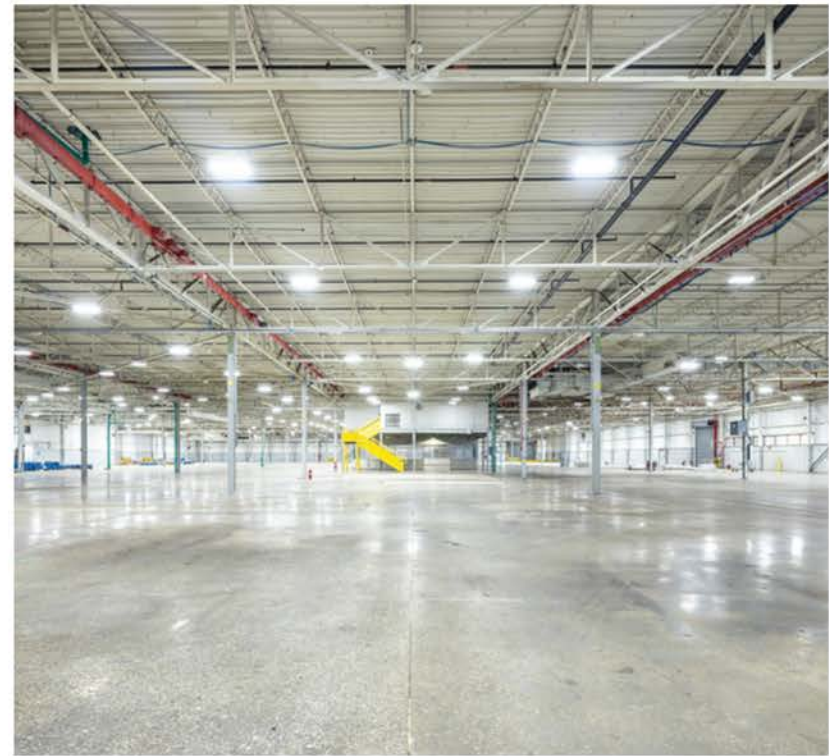
SVN | Stone Commercial Real Estate is pleased to present 1953 Mercer Road for sale, a 178,379 SF (Per PVA) manufacturing facility situated on 13.976 acres in the heart of the Lexington, Kentucky industrial corridor.

Originally constructed in 1964 and expanded in 1970, the building is constructed of block and steel and features 32,398 sf of office space with exterior private offices and the remaining balance being an open floor plan. The office portion of the property also contains a large breakroom as well as men and women's restrooms.

The specifications for the manufacturing portion of the facility include: 18' clear heights, 40 x 40 column spacing, upgraded LED lighting (with occupancy sensors), in place heavy power, overhead crane, compressed air, four (4) dock height doors, two (2) grade level drive in doors, wet sprinkler system, and is fully climate controlled. With the size of the parcel, the facility can also be expanded. (Plans provided upon request)

The property sits at the hard corner of Mercer Road and Greendale Road and is in one of Lexington's most established and supply-constrained industrial pockets. Neighbors include Amazon, UPS, FedEx Ground, LBX/Link-Belt Excavators, Georgia Pacific, Old Dominion Freight Line, Coca-Cola, and Neogen.

Lastly, the property is within 3.5 miles to I-75/I-64. For further information or to schedule a private tour of the facility, please reach out to John Bunch, SIOR at 859-433-8911 or john.bunch@svn.com.

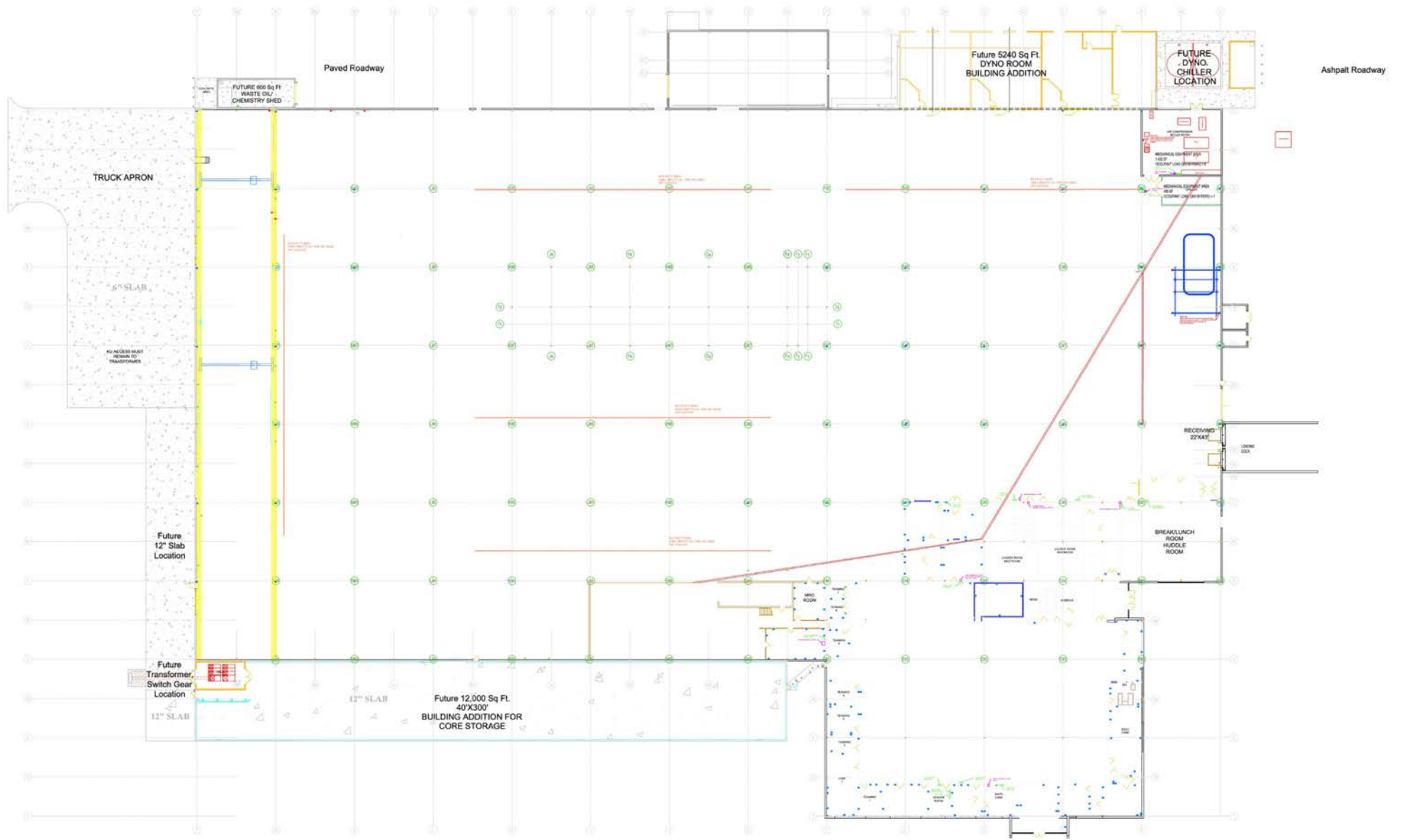


PROPERTY SPECIFICATIONS

YEAR BUILT/EXPANDED:	1964/1970
TOTAL SQUARE FEET:	178,379 SF
OFFICE SQUARE FEET:	32,398 SF
SITE SIZE:	13.976 AC
SALE PRICE:	\$14,000,000
SALE PRICE/SF:	\$78.48 PSF
ZONING:	I-1 (Light Industrial)
CONSTRUCTION:	Metal/Steel/Masonry
CLEAR HEIGHT:	18'
ROOF TYPE:	Built-up 3-ply
COLUMN SPACING:	40' X 40'
FLOOR THICKNESS:	6-8" on average

COMPRESSORS:	Compressors w/ drops throughout
CRANES:	Yes
POWER:	Heavy 3 phase w/ busbars throughout the warehouse
DOCK DOORS:	4 total (cross-docked)
DRIVE-IN DOORS:	2
SPRINKLER SYSTEM:	Wet system
CAR PARKING:	271 - (partial secured w/ fence)
TRAILER PARKING:	Yes
HVAC:	100% temperature-controlled; office AC controlled through two rooftop units.
LIGHTING:	High Bay LED w/ occ. sensors
SIGNAGE:	Building
OTHER AMENITIES:	Exterior break area, additional land for expansion, large cafeteria

PROPERTY FLOOR PLAN



SCALE: 0 10 20 30 40 50 75 100

AERIAL



Leestown Rd / Hwy 421 | VPD 24,778+

INTERSTATE 64 INTERSTATE 75
4 Miles

amazon

Coca-Cola

CINTAS

DAYTON
FREIGHT

Citation Blvd | VPD 11,463+

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Subject
Property

Mercer Road

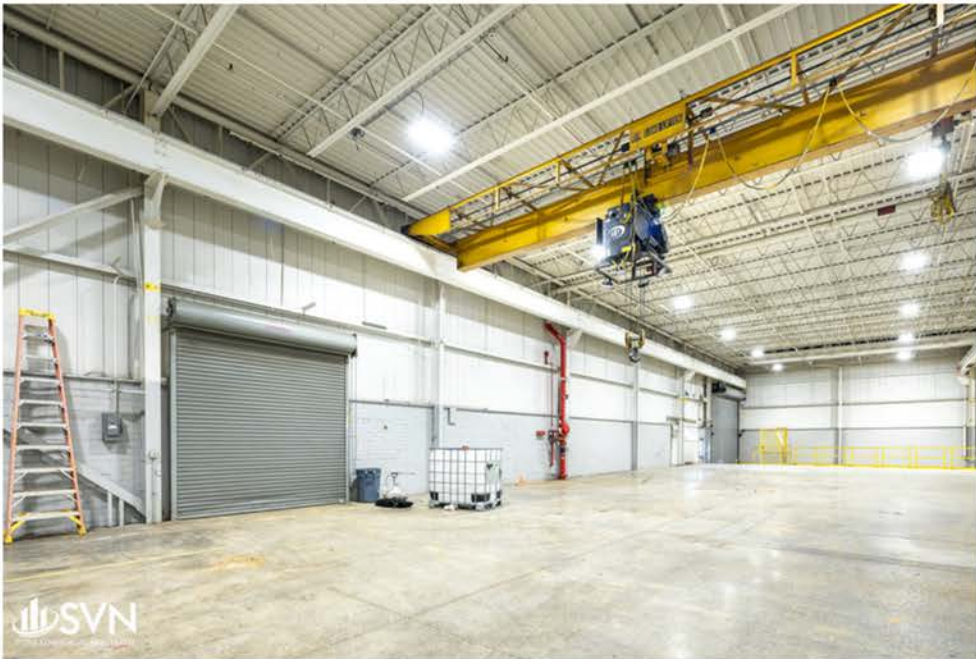
Greendale Road

W.T. Young
Storage
Company

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For marketing purposes only;
exact locations not warranted

ADDITIONAL PHOTOS





To learn more about
1953 Mercer Road, contact:

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