

**FOR LEASE**

# Prime Lexington Warehouse + 2 Acres of Fenced Outdoor Storage

740 758 PHILLIPS LANE | LEXINGTON, KY 40504



Phillips Lane

**PRESENTED BY:**  
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## PROPERTY SUMMARY

**740 758 PHILLIPS LANE**

LEXINGTON, KY 40504

### OFFERING SUMMARY

**LEASE RATE:** \$8,900 Per Month (NNN)

**BUILDING SIZE:** 5,080 SF

**LOT SIZE:** 2 Acres

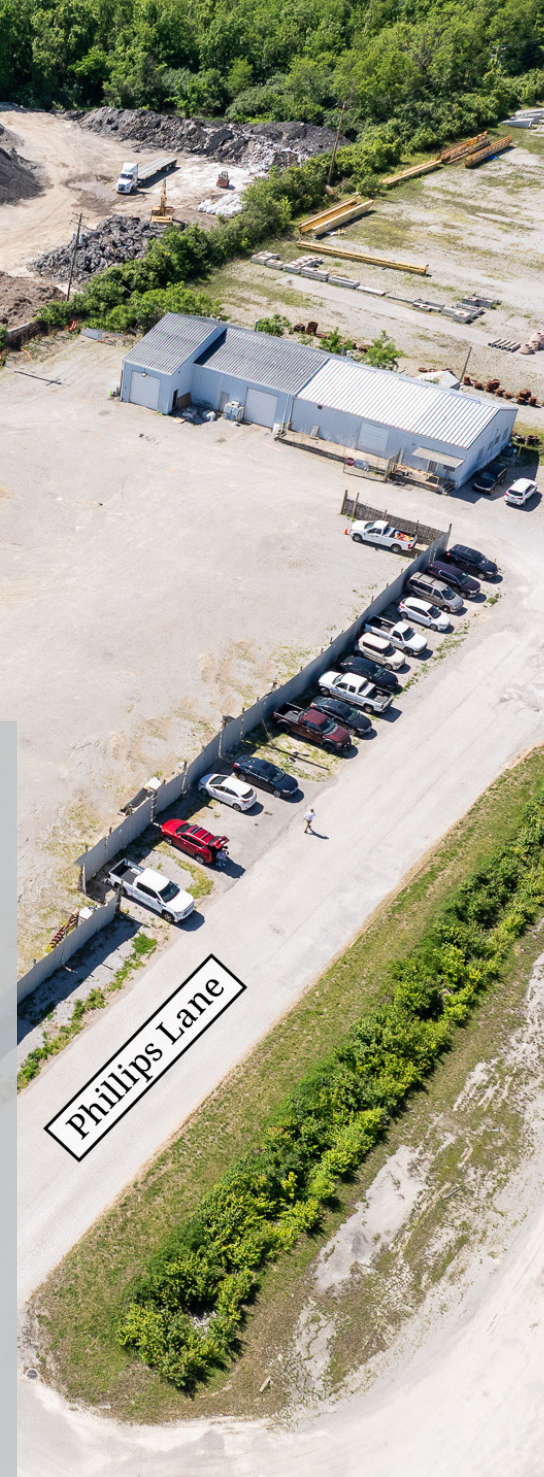


## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present an exceptional warehouse and outdoor storage opportunity located at 740 Phillips Lane in Lexington, KY. The property consists of 5,080 SF and is available for lease starting August 1, 2026, at a rate of \$8,900 per month NNN.

The property is zoned I-2 (Heavy Industrial) and features a warehouse along with approximately 2 acres of fully fenced, flat yard space, ideal for outdoor storage, equipment staging, or fleet use. The warehouse includes a gas heater, two (2) 12-foot grade-level drive-in doors, and durable steel construction, making it well suited for a variety of industrial users. In addition, the property offers approximately 800 SF of office space, including a reception area, three private offices, and a restroom.

Situated in a convenient Lexington location, the property provides easy access to major roadways and is well positioned for local and regional distribution and offers rare outdoor storage close to downtown Lexington. For more information or to schedule a tour, contact Travis Rose at 859-806-1591 or [travis.rose@svn.com](mailto:travis.rose@svn.com), or John Soper at 859-608-0256 at [john.soper@svn.com](mailto:john.soper@svn.com).



## PROPERTY HIGHLIGHTS

- \$8,900 Per Month NNN
- 5,080 sf Warehouse
- 2 acres fenced in outdoor storage
- Zoned I-2 Heavy Industrial
- Available August 1st
- 2 Miles from downtown Lexington
- 0.5 Miles from New Circle Road



**ZONED I-2**



**2 ACRES OF FENCED  
IN GRAVEL**

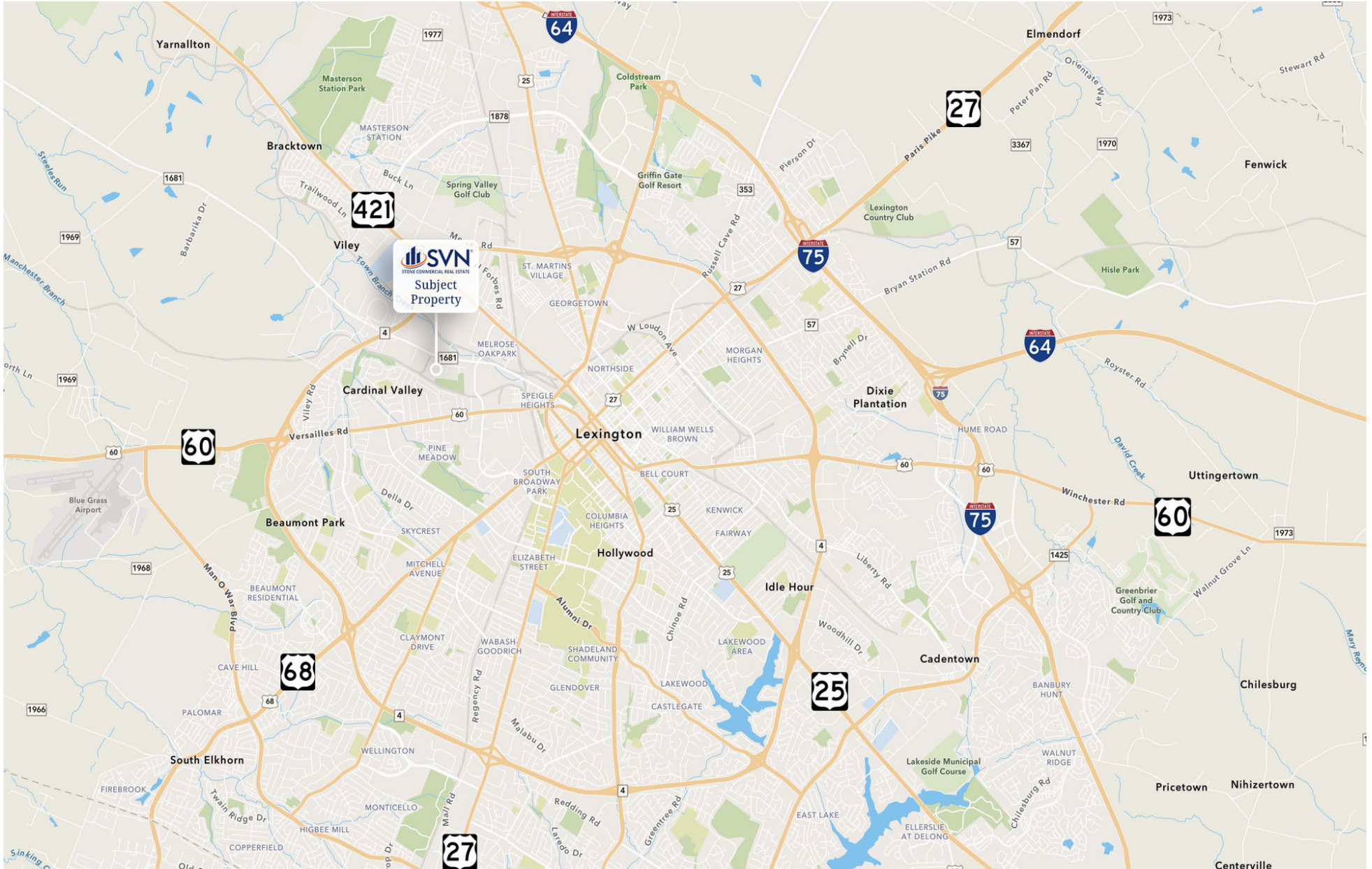


# AERIAL



Old Frankfort Pike | 10,356+ VPD

Phillips Lane



# ADDITIONAL PHOTOS





## TRAVIS ROSE, MBA

travis.rose@svn.com

Cell: **859.806.1591**

### PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the ECU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

### EDUCATION

Bachelors - Eastern Kentucky University  
(President's List, Golf Team, Academic All-American)

MBA - Murray State University

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270 S. Limestone  
Lexington, KY 40508  
859.264.0888



**JOHN SOPER**

john.soper@svn.com

Cell: **859.608.0256**

## PROFESSIONAL BACKGROUND

Prior to joining SVN John served as the Executive Director of the Woodford County Economic Development Authority (EDA) for 5 years and as its Chairman for 10 years. During John's tenure the EDA attracted three major new employers to the County, More Than A Bakery, Lakeshore Learning and American Howa of Kentucky, The EDA also resurrected a failed industrial park, Midway Station, into a productive job producing revenue center. John grew up in Carlisle on a family farm and started his 42 year banking career while attending Centre College and graduating from the University of Kentucky in 1977. He paid for college by working part time for Kentucky Group Banks and after graduation went on to work in community banks in North Middletown, Nicholasville, Danville, Lexington and Versailles. He served as CEO of Bank of Danville and Citizens Commerce in Versailles. John has served on the Board of Trustees of both Ephraim McDowell Hospital in Danville and Bluegrass Community Hospital in Versailles and as a member of the City of Versailles Public Property Board. John is married to Rita, a licensed clinical social worker in private practice. John met Rita while volunteering for United Way and when Rita was the Executive Director of the Florence Crittenton Home. John and Rita live in Versailles and have both been very active in community service. They have one son, Jon Tongate, who with his wife Amber reside in Lexington.

## EDUCATION

Centre College  
BA University of Kentucky  
Graduate School of Banking University of Wisconsin

## MEMBERSHIPS

Board member Versailles Public Properties Board

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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.