



# Industrial Opportunity: For Lease



**2408 Over Drive, Building B**

**LEXINGTON, KY 40511**

**PRESENTED BY:**

**NEAL METCALFE**

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## PROPERTY SUMMARY

### LEXINGTON INDUSTRIAL OPPORTUNITY - FOR LEASE

2408 OVER DRIVE, BUILDING B  
LEXINGTON, KY 40511

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	6,732 SF
<b>AVAILABLE SF:</b>	6,732 SF
<b>LOT SIZE:</b>	1.03 Acres



## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is proud to present for lease 6,732 square feet of industrial space located at 2408 Over Drive in Lexington, KY.

This rear, secondary building shares access with the owner occupant of the front 13,000+ sf property. The property is I-2 zoning and can have several uses. It has seven 12' drive-in doors, and the ceiling height is 14' clear with access to another 2' in between the rafters because of the metal roof. It has separate 3-phase electrical service, and the space is heated. It also has an office of approximately 350 sf that is air-conditioned, and there is one bathroom. Many uses are allowed in this zoning, however the shared occupancy on just one acre will limit outside storage for the tenant.

For more information or to schedule a tour, contact Neal Metcalfe at 859.312.8069 or at [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com)

## PROPERTY HIGHLIGHTS

- Leestown Road Industrial Park
- Easy access to I-75 via Citation Blvd
- Only 1 mile to New Circle Road
- 6,732 SF available - rear building
- \$10.00/sf/yr (MG)
- Seven 12' grade level doors, 14' clear ceiling height
- I-2 zoning: multiple uses



**SEVEN  
12' GRADE LEVEL  
DOORS**



**GREAT ACCESS TO  
MAJOR  
THOROUGHFARES**



**6,732 SF ZONED I-2  
FOR MULTIPLE  
INDUSTRIAL USES**

**AERIAL**

For marketing purposes only,  
exact locations not warranted.



**Alexandria Dr.**  
11,468+ VPD



**Leestown Road**  
24,778+ VPD



**Over Drive**



# Lexington Industrial Opportunity FOR LEASE

2408 Over Drive Building B  
Lexington, KY 40511  
6,732 SF Available



STONE COMMERCIAL REAL ESTATE

AERIAL

amazon

Alexandria Drive/Citation Blvd  
11,468 VPD

Subject  
Property

NCS  
National Coatings & Supplies

DAIFUKU

Over Drive

HANDS ON  
ORIGINALS

Trade Street

For marketing purposes only,  
exact locations not warranted

# 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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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.