STONE COMMERCIAL REAL ESTATE

9,600 SF Flex Space For Sale

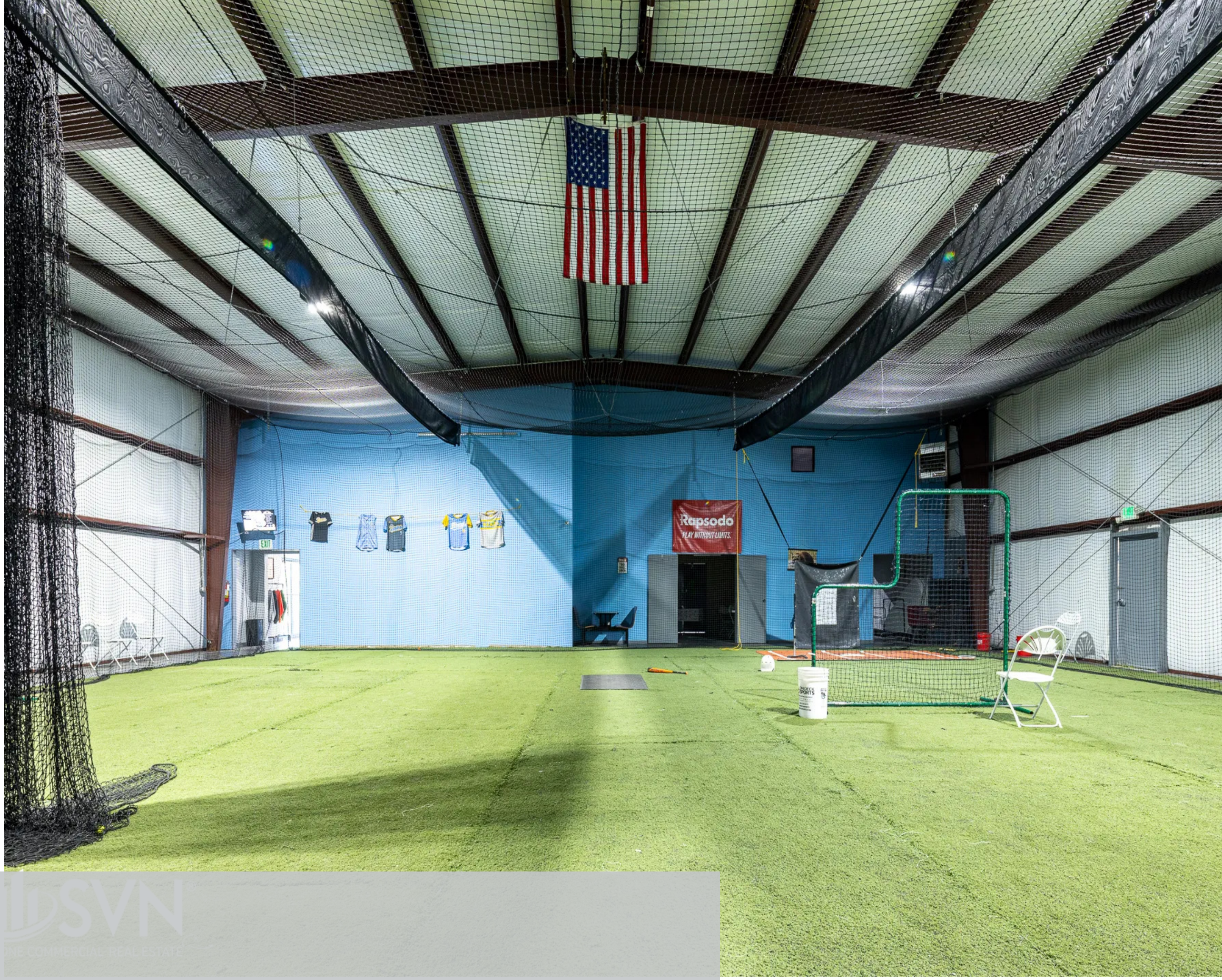
106 West Meigs Lane

JUNCTION CITY, KY 40440

PRESENTED BY:

HARRISON LANE
C: 859.537.1051
harrison.lane@svn.com

PROPERTY SUMMARY



9,600 SF FLEX SPACE FOR SALE

106 WEST MEIGS LANE
JUNCTION CITY, KY 40440

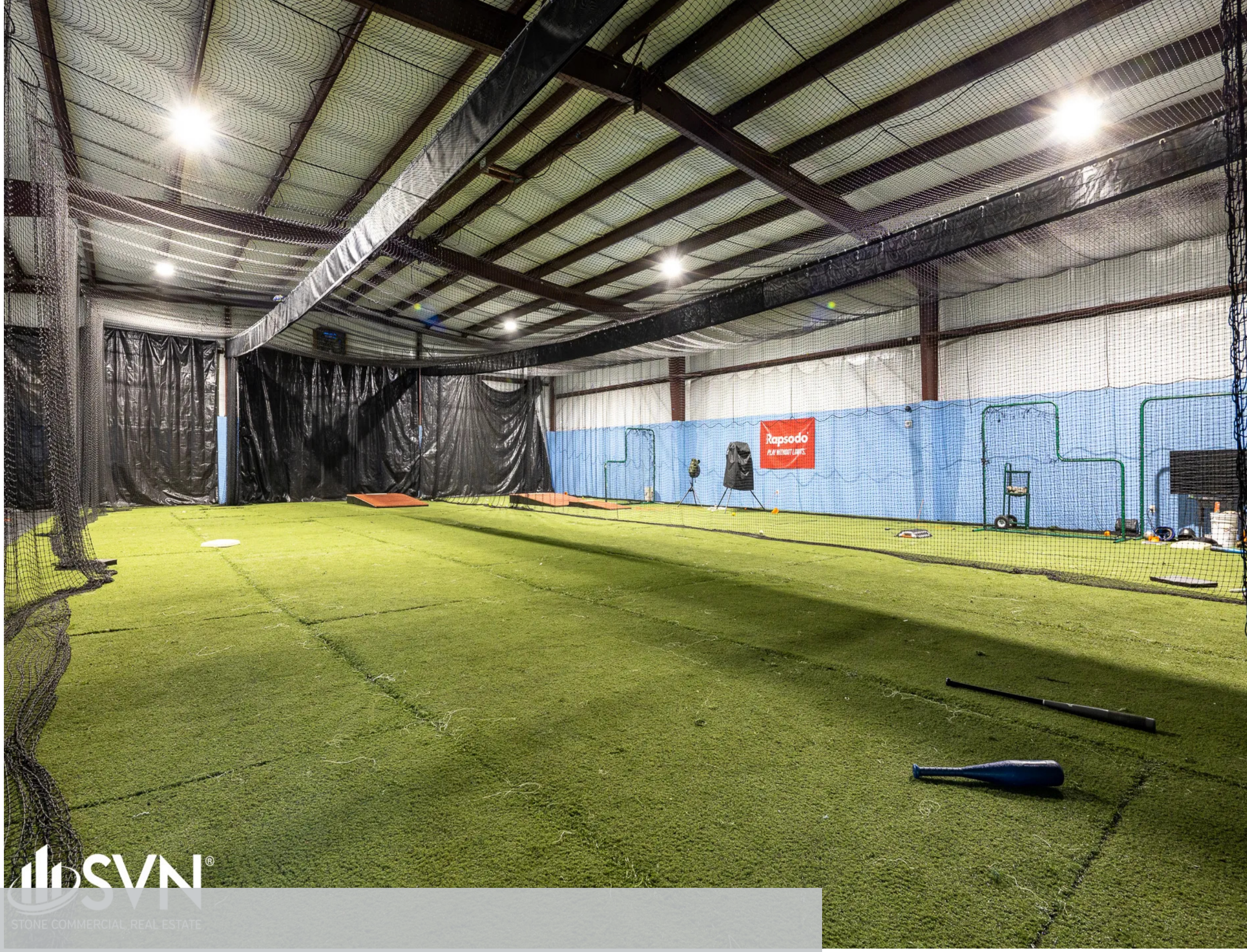
OFFERING SUMMARY	
SALE PRICE:	$725,000
BUILDING SIZE:	9,600 SF
LOT SIZE:	5.03 Acres
PRICE / SF:	$75.52

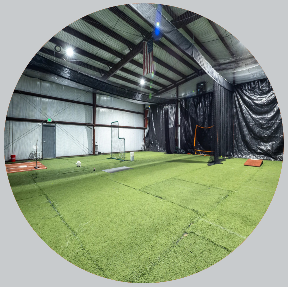
PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present for sale a unique commercial warehouse opportunity in Junction City, Kentucky. This 9,600 SF clear span warehouse sits on an 5.03 acre lot that lays very nicely. The land could be utilized for outdoor storage, recreational purposes, or possible future development. The warehouse is divided into two portions that are currently fit up as a baseball facility, but could easily be transitioned into a new use. The largest portion of the warehouse is ~5,040 SF. The middle portion of the building is a foyer area, a kitchenette, a meeting room, and two second level office or meeting spaces. The building also has two restrooms. The building is equipped with heat only. There are three entrances on the front part of the building which could add ease for multiple uses or tenants.

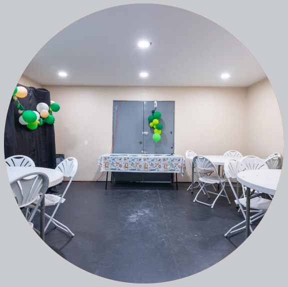
PROPERTY HIGHLIGHTS

- 9,600 SF warehouse
- 5.03 acre lot for expansion or future development
- Clear span structure with tall ceilings (20'+)
- Multi-use or multi-tenant capabilities
- Positioned next to a future city park

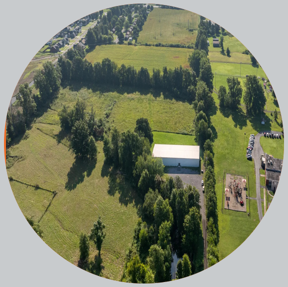




Expansive Interior Space

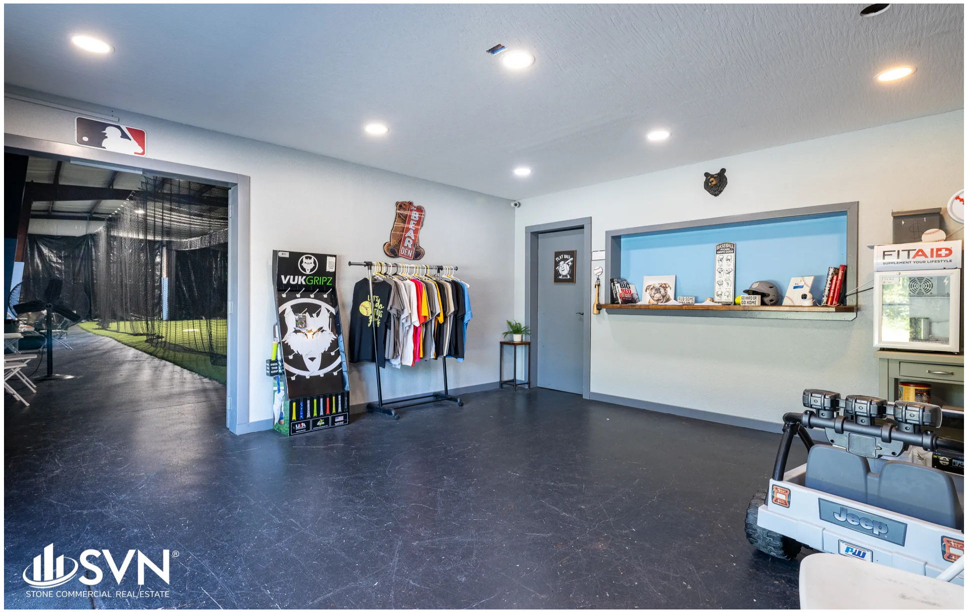


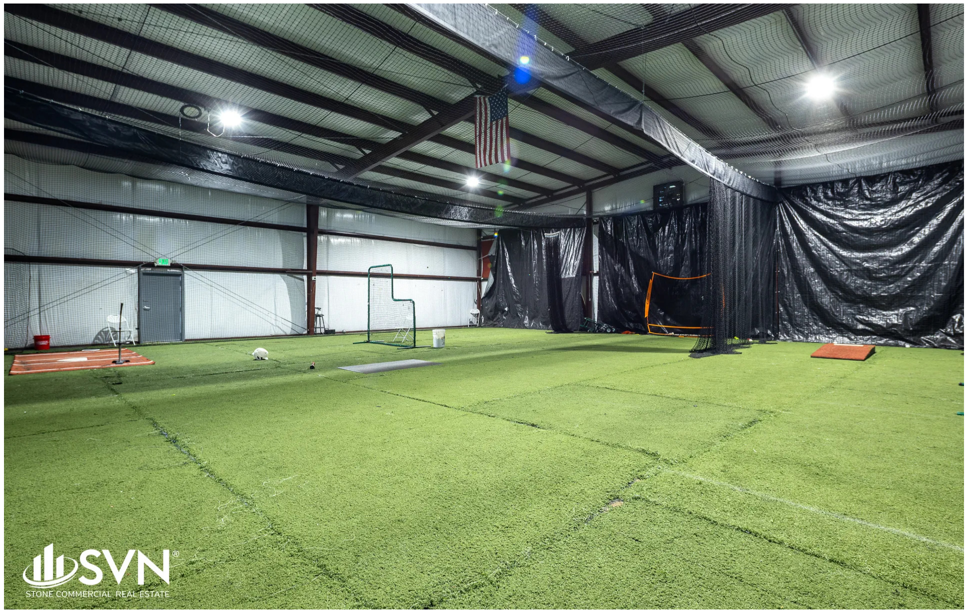
Multi-Purpose Spaces

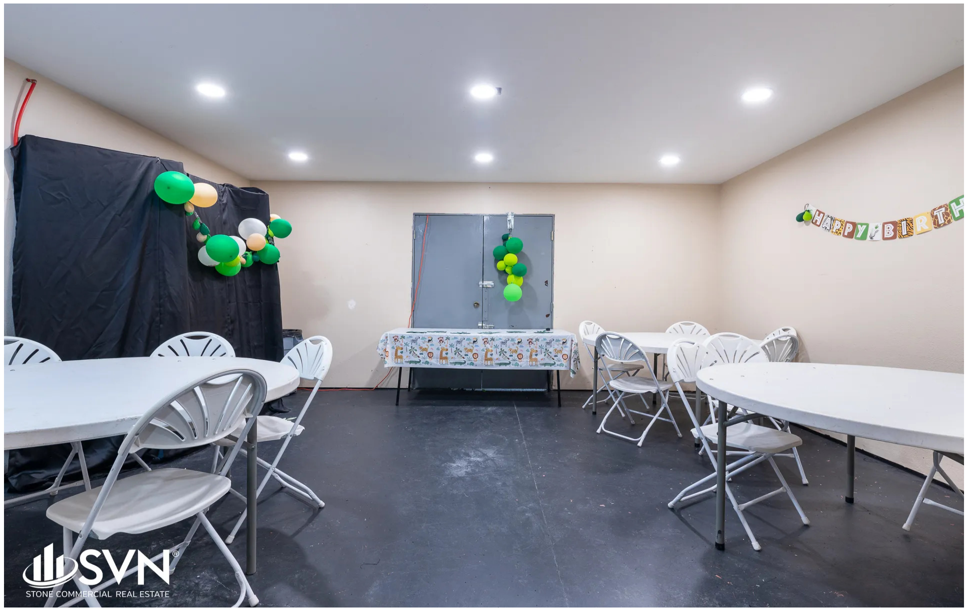


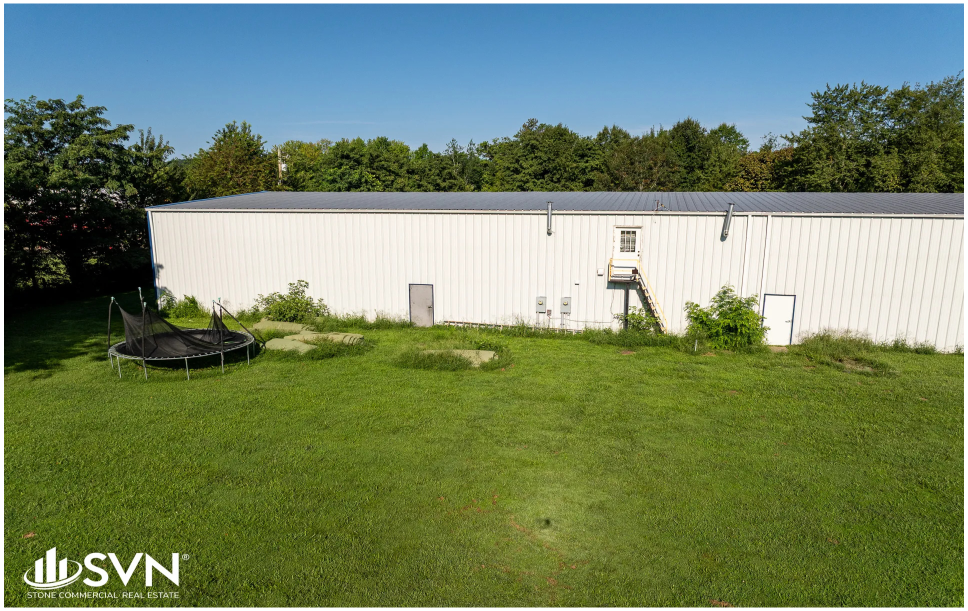
Large Development Site

ADDITIONAL PHOTOS

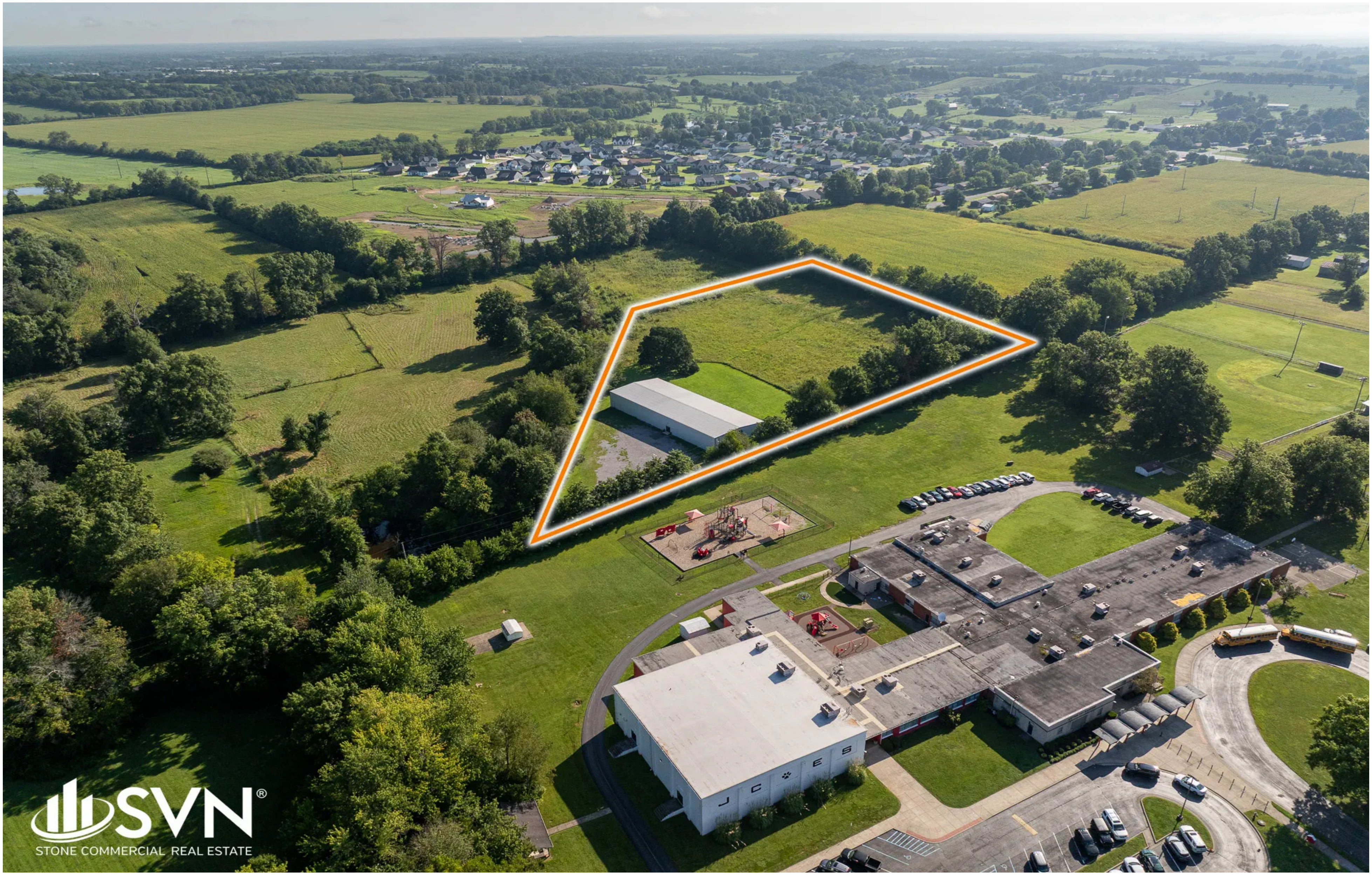




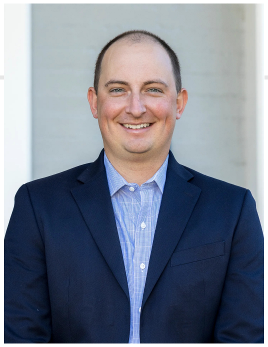




AERIAL



ADVISOR



HARRISON LANE

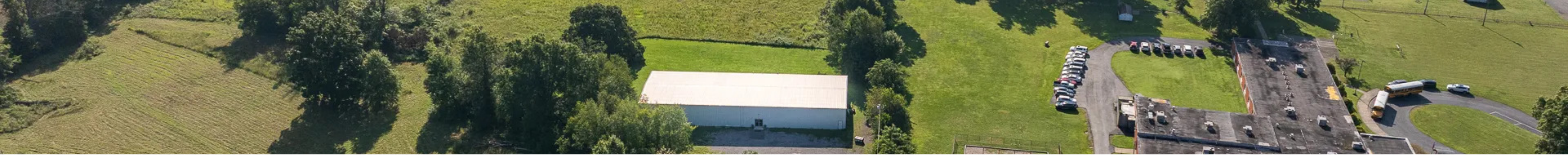
harrison.lane@svn.com
Cell: **859.537.1051**

PROFESSIONAL BACKGROUND

A Lexington native and Transylvania University alum, Harrison Lane brings a diverse and dynamic background to his dual roles as a commercial real estate advisor and business broker. Since joining SVN Stone Commercial Real Estate in May 2021, Harrison has developed a reputation for guiding clients across all property types—including multifamily, retail, industrial, office, land, and flex assets. His ability to provide seamless sales and leasing services throughout Central Kentucky makes him a versatile, one-stop resource for owners, investors, and end-users alike.

In addition to CRE, Harrison serves as a trusted business broker in Central Kentucky with Bluegrass Business Advisors, helping clients navigate sales, acquisitions, valuations, and confidential marketing. He's skilled at matching buyers and sellers, managing negotiations, and orchestrating a blend of real estate and small business transactions. Harrison is a member of the International Business Broker's Association (IBBA). Whether transitioning a business to new ownership or exploring investment opportunities, he delivers personalized guidance with integrity, discretion, and strategic vision. When Harrison is not chasing his little boy around or closing deals... he enjoys playing golf, supporting Transylvania and UK athletics, and serving through local ministries.

SVN | Stone Commercial Real Estate
270 S. Limestone,
Lexington, KY 40508
859.264.0888



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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.