

LEASE

50,800 SF OF CLASS A (HIGH BAY) WAREHOUSE SPACE

2115 YOUNG DRIVE, LEXINGTON, KY 40505



PRESENTED BY:

John Bunch, SIOR

C: 859.433.8911 || john.bunch@svn.com

PROPERTY SPECIFICATIONS



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| Lexington, KY 40505

BUILDING INFORMATION

TOTAL SIZE:	50,800 SF
ZONING:	I-1 (Light Industrial)
ACREAGE:	2.4 AC
OFFICE:	900 SF
YEAR BUILT/ RENOVATED:	1986/ 2006
CLEAR CEILING HEIGHT:	32'
COLUMN SPACING:	40'x40'
DOCK DOORS:	6 (48")
BAY SIZE:	40'x40'
FLOOR:	6" Concrete
ROOF:	Built up asphalt and rock
SECURITY:	ADT fire and burglar alarm system
SPRINKLER:	ESFR
LIGHTING:	T-5 motion sensor activated
FANS:	2 Big ASS HVLS fans
HEATING:	Natural gas fired air rotation
ELECTRIC:	Kentucky Utilities; Phase 3, 120/140, Amps 800

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PROPERTY AERIAL





LOCATION MAP

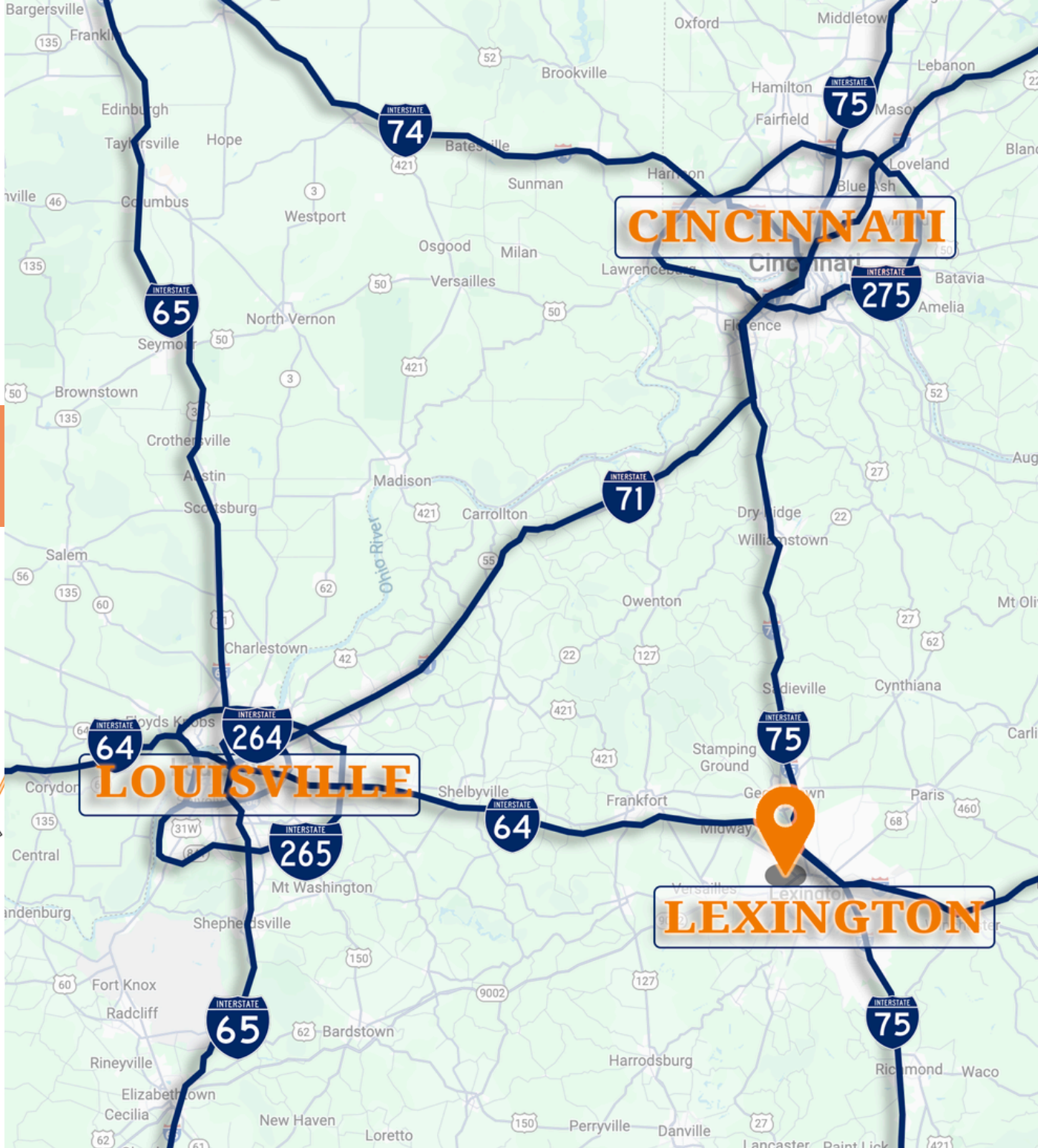
Lexington, Kentucky is recognized as a prime location for industrial and commercial real estate. With a strong economy, strategic location, and excellent infrastructure, the city is ideal for business growth. Its high rankings in quality of life, public safety, and innovation make it an attractive destination for industrial and commercial investments.



Distance to Major Cities:

Louisville: Less than 73 miles

Cincinnati: Less than 80 miles



ADVISOR BIO



JOHN BUNCH, SIOR

Senior Advisor

John.bunch@svn.com

Office: **859.306.0602** | Cell: **859.433.8911**

EDUCATION

Bachelors (Business) - University of Kentucky



MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors



PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate. John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

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270 S. Limestone
Lexington, KY 40508
859.264.0888

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