

INDUSTRIAL PROPERTY FOR LEASE

901 FLOYD DRIVE

LEXINGTON, KY 40505



JOHN STEIN

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WHITE OAK
COMMERCIAL REAL ESTATE

Lexington, KY 40505

For Lease



PROPERTY DESCRIPTION

Now available for lease, this newly constructed flex building is located in the heart of Lexington's thriving industrial district. Designed with a focus on operational efficiency and industrial-grade performance, this facility offers the perfect combination of office space and versatile warehouse areas to meet the rigorous demands of a variety of industries. The strategic location provides businesses seamless access to the Lexington market and surrounding counties, positioning one's operations for success. In a market with limited flex availability, this development provides a rare opportunity for businesses to secure quality space tailored to their needs. Move in ready on 11/1.

OFFERING SUMMARY

Lease Rate:	\$2,450.00 per month (NNN)
Available SF:	2,250 - 11,250 SF
Building Size:	15,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,379	39,699	85,505
Total Population	12,459	94,605	198,588
Average HH Income	\$63,729	\$74,461	\$81,408

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PROPERTY HIGHLIGHTS

- 14 ft Garage Door
- 22 ft clear height in center
- 600 SF Office
- One Bathroom
- 3 Phase Electrical
- Each bay is 2,250 SF
- Heating & Air in the Office / Heat in the warehouse
- 2-3 parking spaces per unit with on street parking
- Strategic trade location with proximity to New Circle and Interstate
- Move in ready 11/1/24

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,250 - 11,250 SF

Lease Term:	Negotiable
Lease Rate:	\$2,450.00 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
SPACE 2	2,250 - 11,250 SF	NNN	\$2,450 per month	AVAILABLE
SPACE 3	2,250 - 11,250 SF	NNN	\$2,450 per month	AVAILABLE
SPACE 4	2,250 - 11,250 SF	NNN	\$2,450 per month	AVAILABLE
SPACE 5	2,250 - 11,250 SF	NNN	\$2,450 per month	AVAILABLE
SPACE 6	2,250 - 11,250 SF	NNN	\$2,450 per month	AVAILABLE

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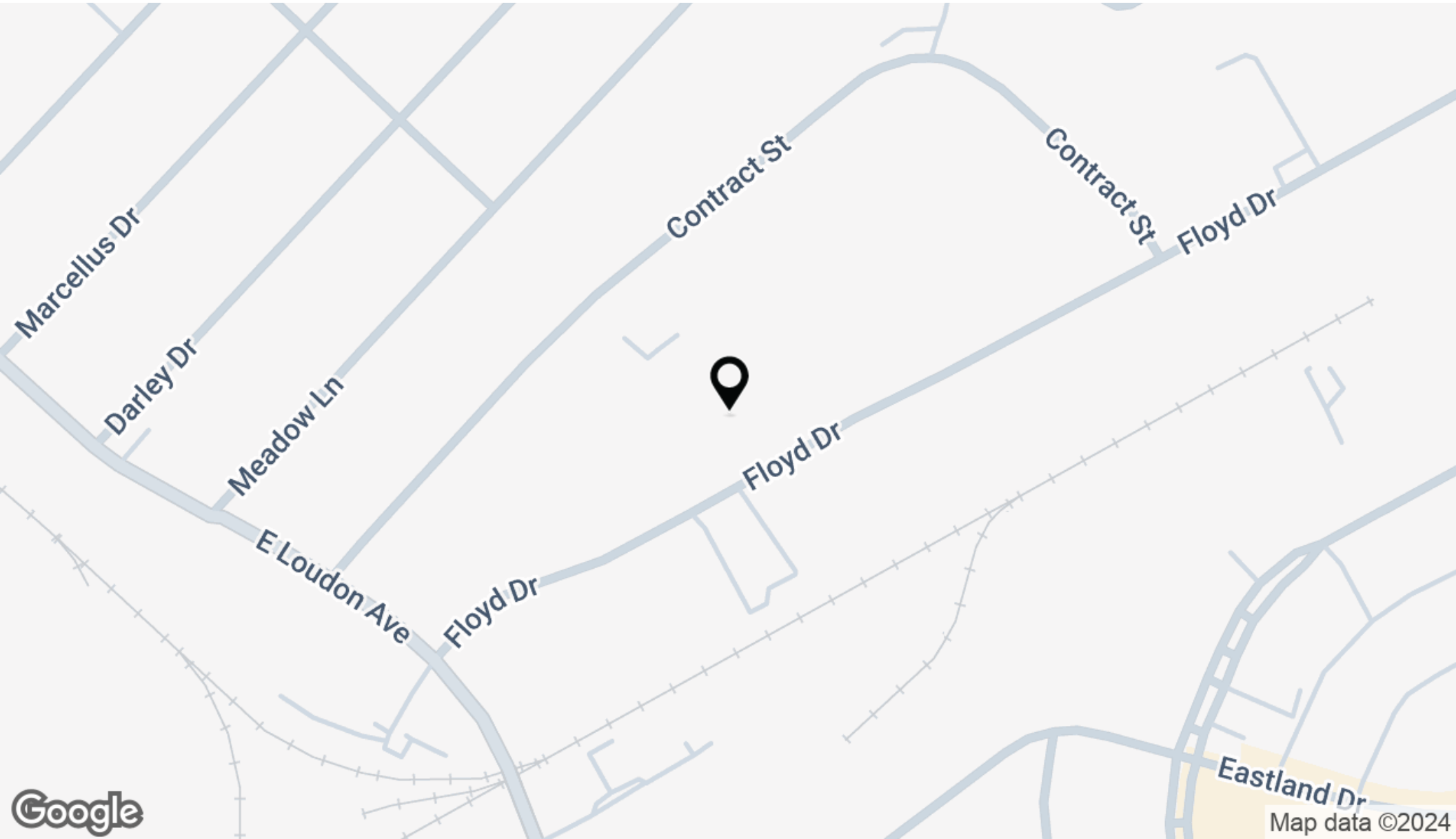


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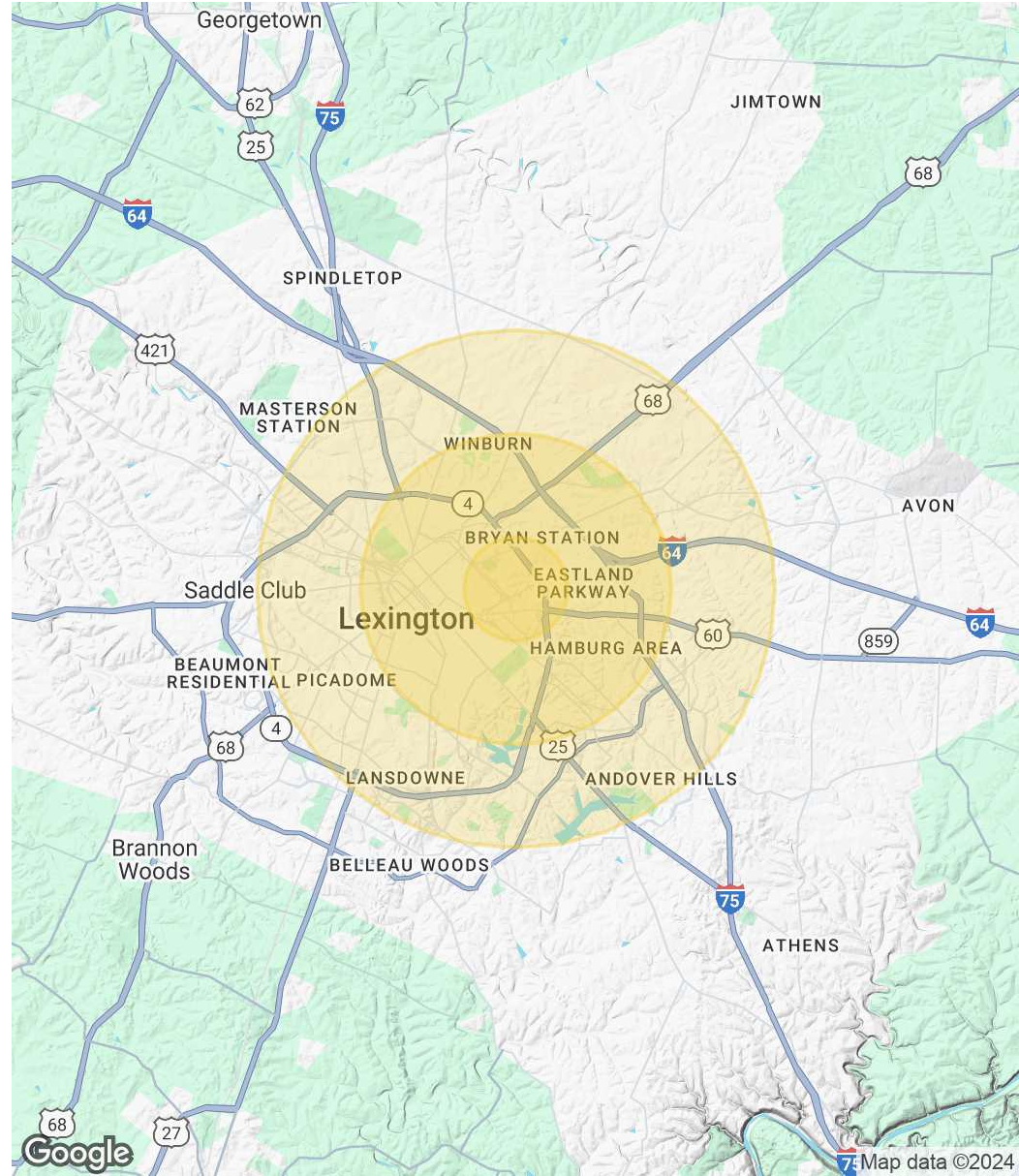
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,459	94,605	198,588
Average Age	39	37	38
Average Age (Male)	39	37	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,379	39,699	85,505
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$63,729	\$74,461	\$81,408
Average House Value	\$230,892	\$344,546	\$327,472

Demographics data derived from AlphaMap



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