

FOR LEASE

FARISTON INDUSTRIAL PARK SPACE FOR LEASE



40 TRIPLETT DRIVE
LONDON, KY 40744



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01: EXECUTIVE SUMMARY

40 TRIPLETT DRIVE



PROPERTY DESCRIPTION

Located in London, KY's Fariston Industrial Park, 40 Triplett Drive is a free-standing 30,000 SF industrial facility situated on 3.01 acres. The building features 2,177 SF of climate-controlled office space leaving a balance of 27,823 SF of warehouse/manufacturing space.

The warehouse offers 30' clear height, 6" concrete floors, four dock doors with levelers, and one 14'x14' drive-in door. The office space features a reception area, three private offices, break room, and a conference room. Windows along the front of the office space allow for an abundance of natural light. Additionally, a .86 site can be made available for additional parking or outdoor storage.

The property is located just off US Highway 25 in London's Fariston Industrial Park. It is less than four miles to Interstate 75 Exit 38 (London) and Exit 29 (Corbin).



30,000 SF
3.01 ACRES



\$7.25 PSF+
NNN



ZONED
INDUSTRIAL

02: PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

TURN-KEY

Free-standing 30,000 SF industrial facility.

INDUSTRIAL FEATURES

30' clear height, four dock doors with levelers, and one 14'x14' drive-in door.

LOCATION

Positioned in the Fariston Industrial Park in close proximity to US Hwy 25 and I-75.

ADDITIONAL PARKING

A 0.86-acre site can be made available for additional parking or outdoor space.

OFFICE SPACE

The property features 2,177 SF of climate-controlled office space with windows along the front for an abundance of natural light.

40 TRIPLETT DRIVE



02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS 40 TRIPLETT DRIVE

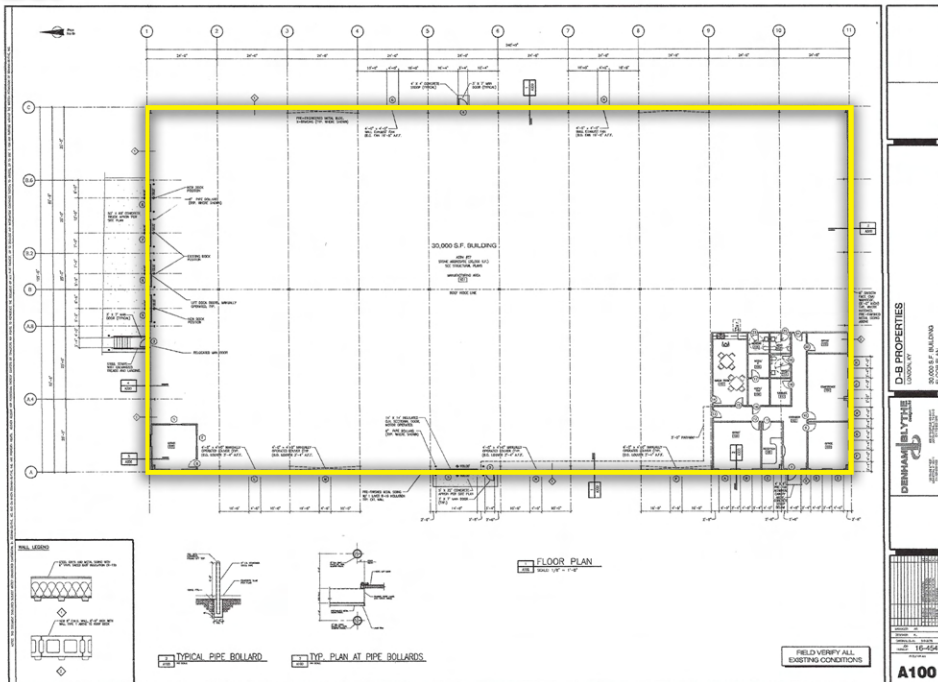


Address	40 Triplett Drive, London, KY 40744
Year Built/Renovated	2017
Total Square Feet	30,000 SF
Office Square Feet	2,177 SF
Site Size	3.01 AC
Lease Rate	\$7.50 PSF
Lease Type	NNN
Clear Height	30'
Floors	6" Concrete
Dock Doors	4 dock doors with levelers
Grade Level Doors	One, 14'x14'

02: PROPERTY OVERVIEW

40 TRIPLETT DRIVE

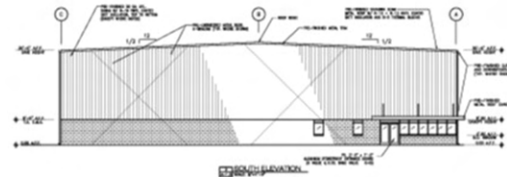
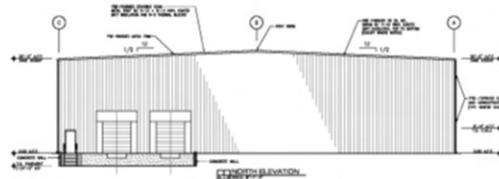
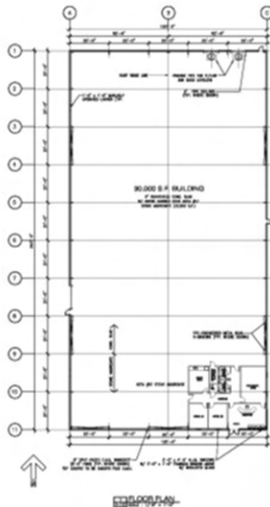
FLOOR PLAN



02: PROPERTY OVERVIEW

40 TRIPLETT DRIVE

SITE PLAN



PROJECT INFORMATION	
1. BUILDING NUMBER	100-100
2. BUILDING NAME	100-100
3. BUILDING TYPE	100-100
4. BUILDING SIZE	100-100
5. BUILDING DATE	100-100
6. BUILDING OWNER	100-100
7. BUILDING ADDRESS	100-100
8. BUILDING CITY	100-100
9. BUILDING STATE	100-100
10. BUILDING ZIP	100-100



03: LOCATION INSIGHTS

AERIAL
40 TRIPLETT DR.

