



For Lease: Industrial Flex Property



103 23rd Street

CORBIN, KY 40701

PRESENTED BY:

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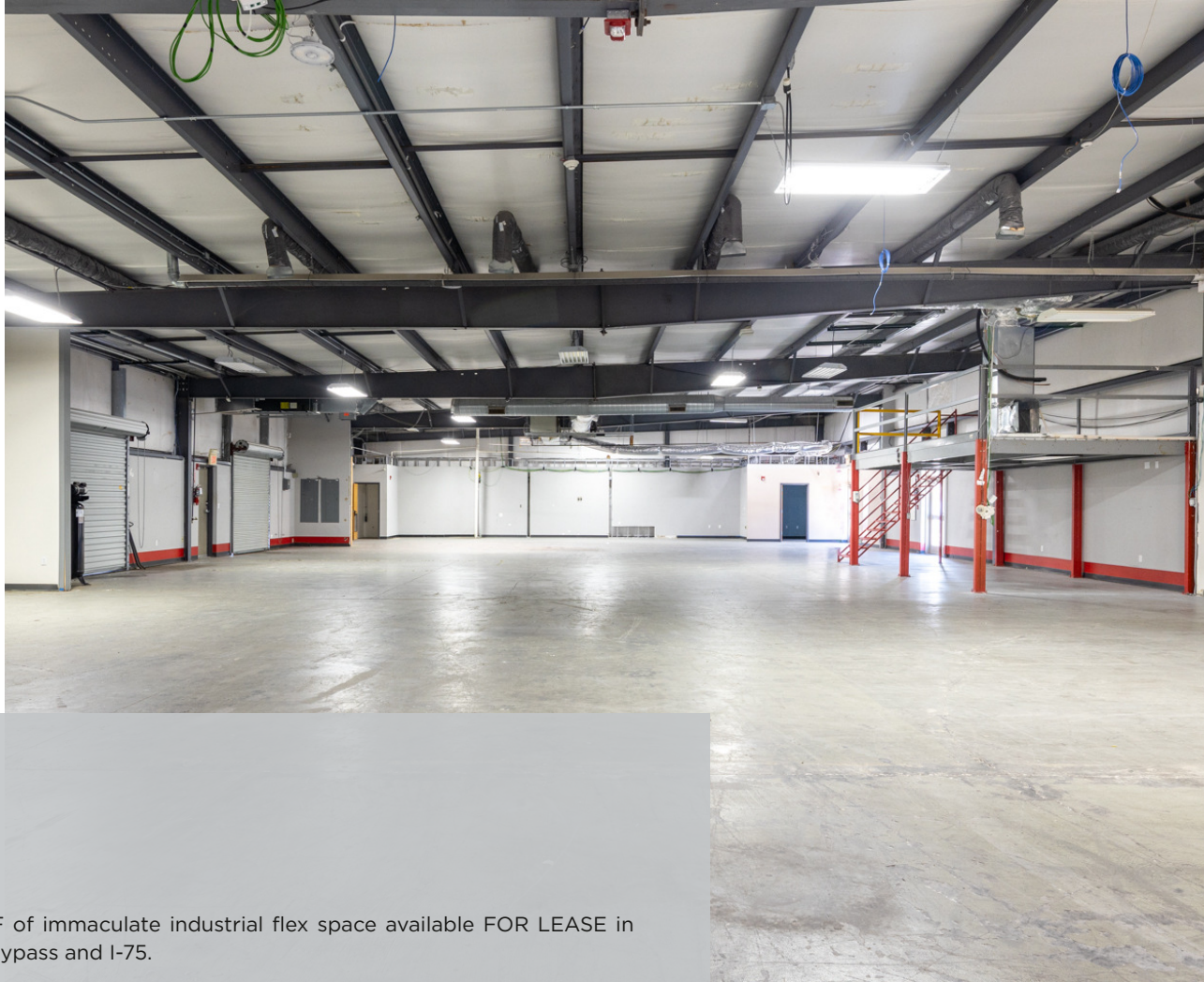
PROPERTY SUMMARY

FOR LEASE: INDUSTRIAL FLEX PROPERTY

103 23RD STREET
CORBIN, KY 40701

OFFERING SUMMARY

LEASE RATE:	\$5.50 SF/yr (NNN)
BUILDING SIZE:	12,000 SF
AVAILABLE SF:	12,000 SF
LOT SIZE:	2.16 ACRES



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is excited to present 12,000 SF of immaculate industrial flex space available FOR LEASE in Corbin, Ky. 103 23rd Street is located just minutes from the Corbin Bypass and I-75.

This clear span building is well balanced, with the majority of space being clear span warehouse. There are four total offices (including 2 executive offices) and two large rooms that would be convenient for meeting/conference rooms. The building also includes 4 restrooms, two utility/electrical rooms, and a kitchenette. There are 8 dock doors and several entry points on both the front and rear parts of the building, offering flexibility for a number of uses. The ceiling height is ~ 14' and the entire building is climate controlled.

The 2.16 acre lot is spacious, allowing for convenient access and the ability to accommodate outside storage. A video tour of the property is available upon request.

For further inquiry or to schedule a tour please contact Harrison Lane at 859-436.2835 // harrison.lane@svn.com or Justin Ryder, CCIM at 859.447.3285 // justin.ryder@svn.com.

PROPERTY HIGHLIGHTS

- 12,000 SF of immaculate industrial flex space
- 2.16 acres
- 8 dock doors
- 4 offices (2 executive) and 2 large meeting rooms
- 14' clear span ceilings
- Fully climate controlled



**CLEAN, CLIMATE-
CONTROLLED
FLEX SPACE**



**EIGHT DOCK-
HIGH DOORS**



**FOUR OFFICES &
TWO LARGE
MEETING ROOMS**

AERIAL



Corbin
High
School

US-25 W 12,482 VPD

BOYD

CAT



Natural
Gas

S Main / Hwy 26 14,094 VPD



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





HARRISON LANE

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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

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JUSTIN RYDER, CCIM

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Cell: **859.447.3285**

PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a dedicated Green Egg grilling connoisseur.

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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.