

SITE



FOR SALE OR LEASE

1314 Russell Cave Rd
LEXINGTON, KY

WHITE  OAK
COMMERCIAL REAL ESTATE



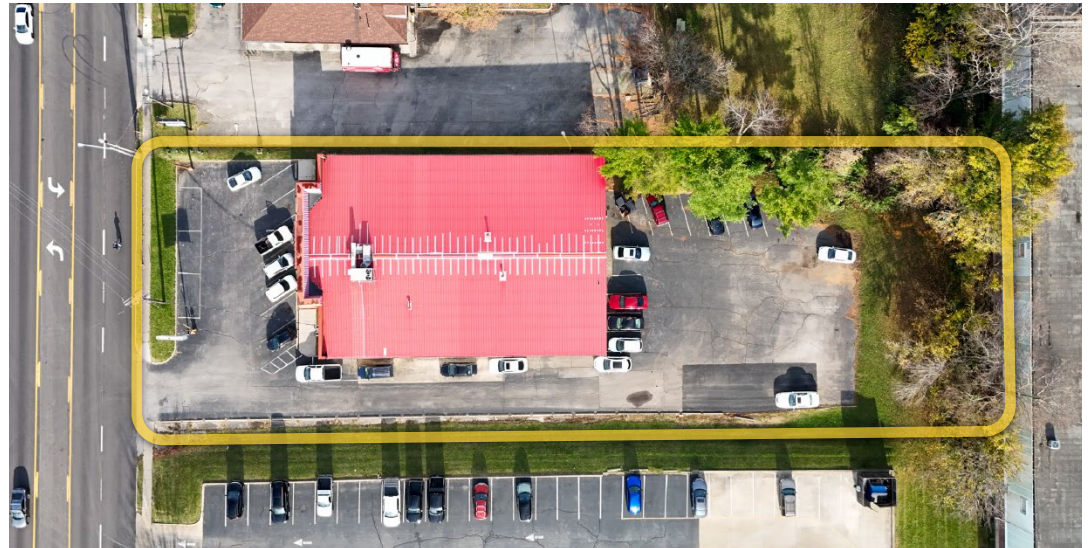
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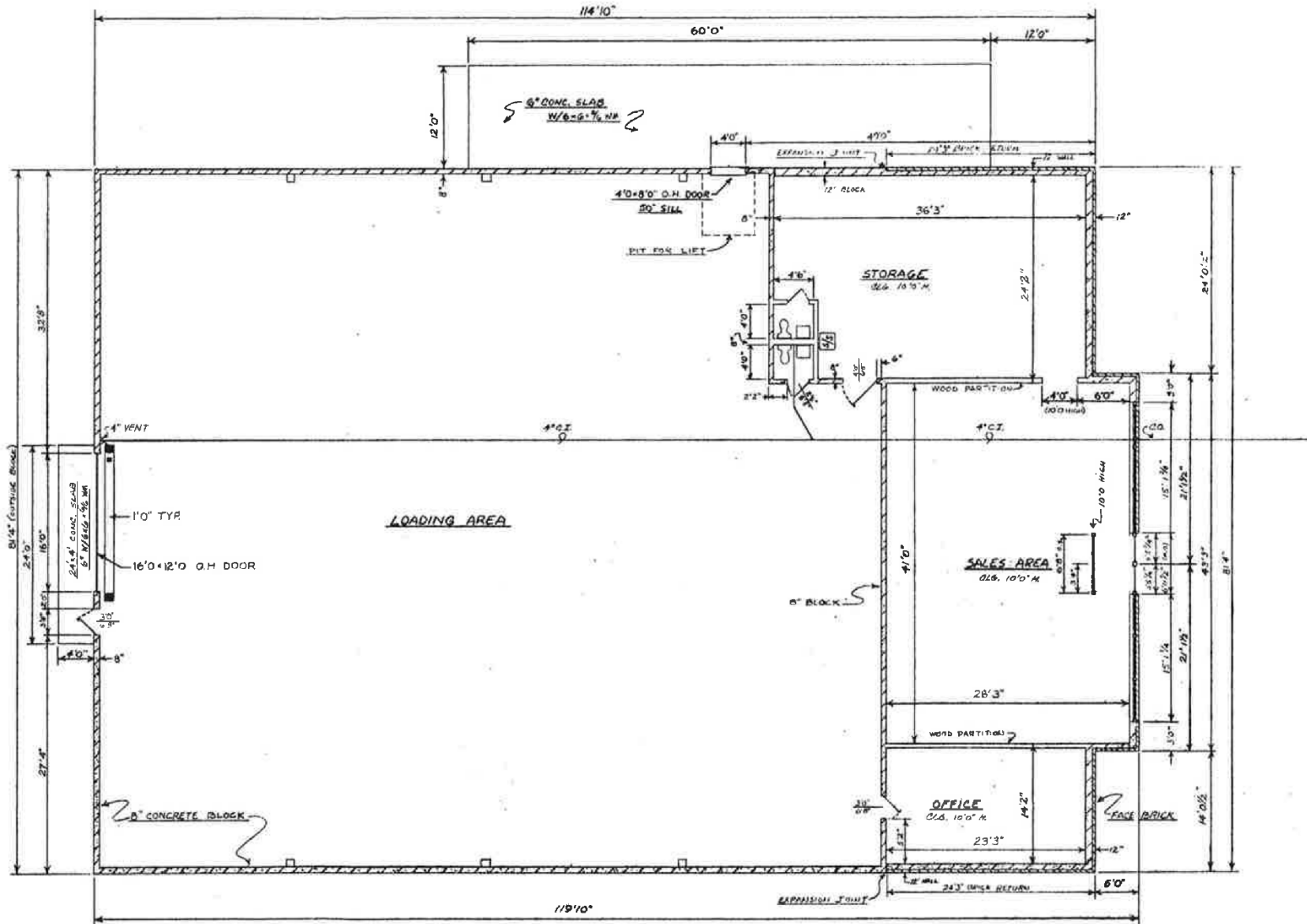
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1314 Russell Cave Rd Overview

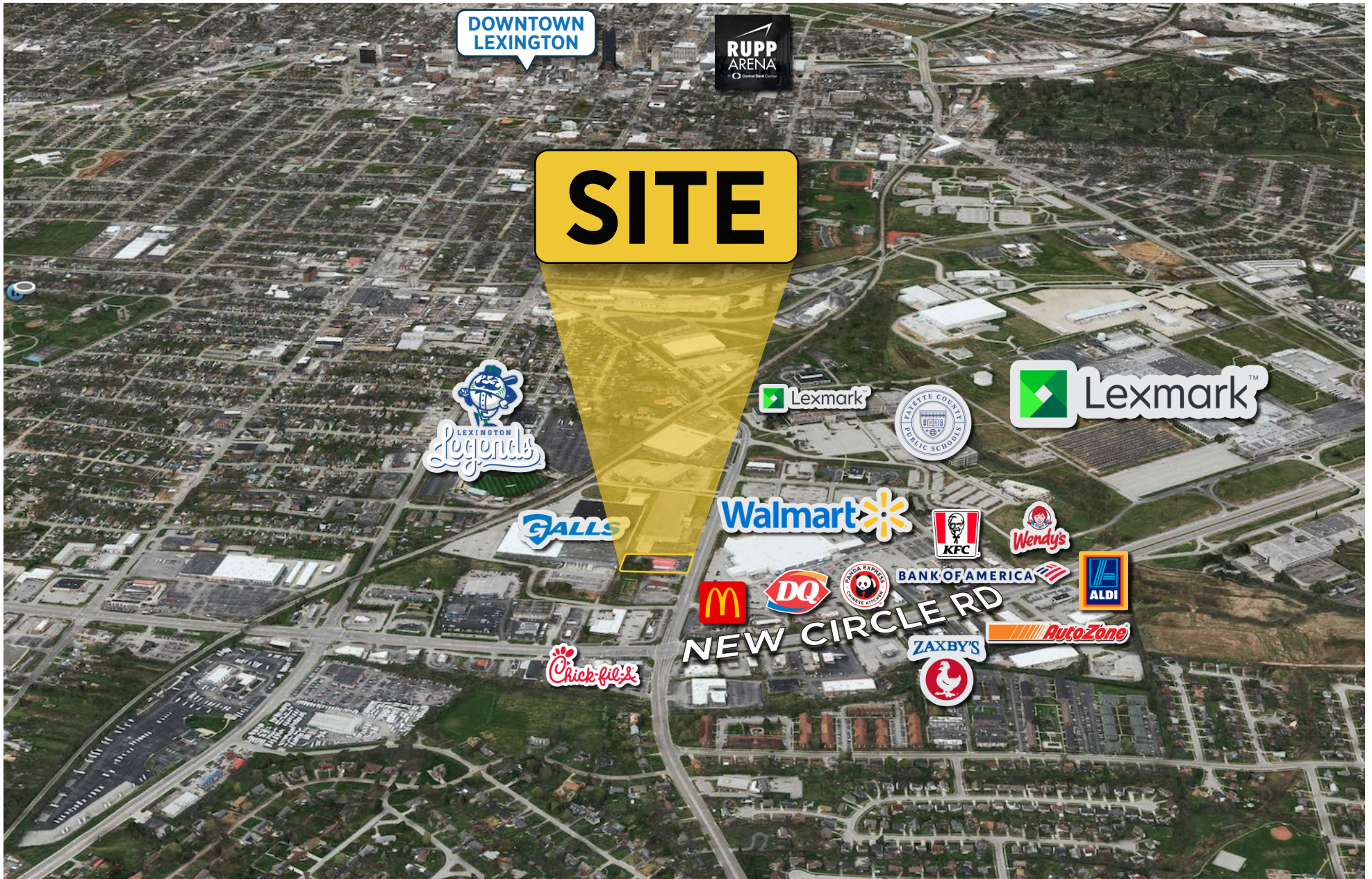
- Free Standing ± 9,530 SF Building on a 0.95 acre lot
- Zoned I-1
- Just off New Circle Road
- ± 1 Mile from I-75/ I-64
- Flexible building with ± 3,400 SF of Office / Retail space and ± 6,100 of Warehouse / Storage Space
- Building constructed from concrete block, brick, and steel
- Features a 16'x12' bay door, 16' clear height ceilings, and a large pylon sign
- 28 Striped Parking Spaces Currently
- **Sale Price: \$1,050,000**
- **Lease Rate: \$9.50 SF/yr (NNN)**



Floor Plan



Businesses Near Offering



Surrounding Area

