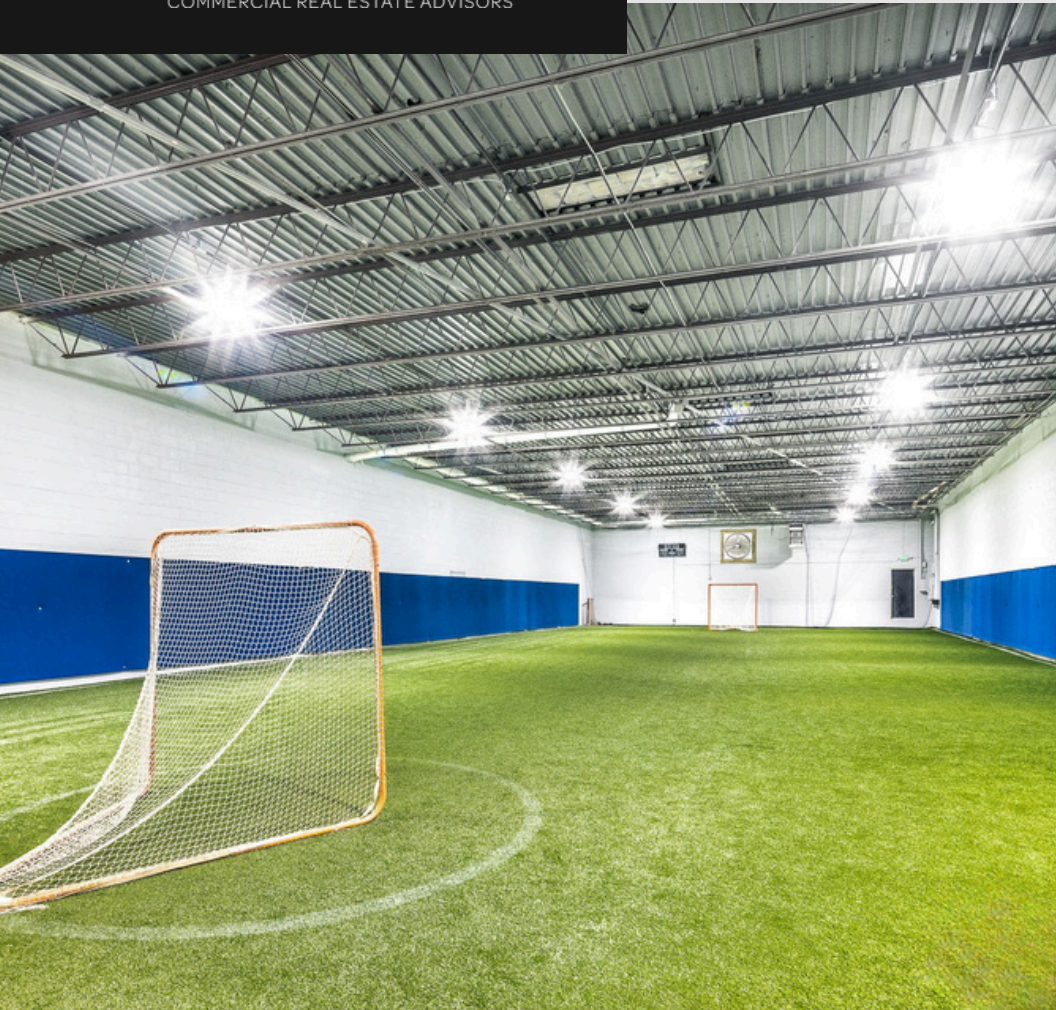




# Industrial Flex Space for Sale or Lease



**821 Porter Place**

**Lexington, KY 40508**



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## PROPERTY HIGHLIGHTS



LEASE RATE  
**\$8.25/SF/Yr**



SALE PRICE  
**\$1,250,000**



BUILDING SIZE  
**9,664 SF**



Features  
**0.22 AC**

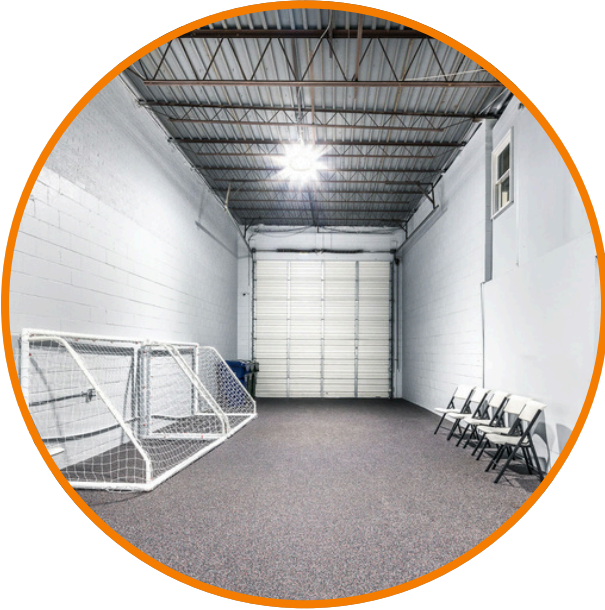
- 9664 SF FOR SALE OR LEASE
- 1 GRADE LEVEL DRIVE IN DOOR
- MULTIPLE PRIVATE OFFICES
- LARGE CONFERENCE ROOM





## PROPERTY SUMMARY

821 PORTER PLACE  
LEXINGTON, KY 40508



## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market 821 Porter Place. This versatile 9,664-square-foot warehouse is conveniently located near the heart of Lexington, just 1.5 miles from downtown.

The first floor of the building features multiple private offices, ample clearspan warehouse space, and a large grade-level drive-in door for easy loading and unloading. The second floor includes an open conference/break room with a full kitchen - great for hosting clients or team meetings. Zoned B-4, the property supports a broad range of commercial and industrial uses.

For more information about this opportunity or to schedule a private tour, please contact Gabe Measner at 859.630.7106 or [gabe.measner@svn.com](mailto:gabe.measner@svn.com), or John Bunch, SIOR at 859.433.8911 or [john.bunch@svn.com](mailto:john.bunch@svn.com).



## ADDITIONAL PHOTOS



## ADVISOR BIO



**GABE MEASNER**

Advisor

Gabe.measner@svn.com

Office: **859.306.0607** | Cell: **859.630.7106**



## PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

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## ADVISOR BIO



### JOHN BUNCH, SIOR

Senior Advisor

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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, his daughter, 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.

### SVN | Stone Commercial Real Estate

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## DISCLAIMER

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