



2155 YOUNG DRIVE

175,620 SF LIGHT INDUSTRIAL WAREHOUSE SPACE FOR LEASE
Lexington, KY / Central Kentucky Market

PRESENTED BY:

JOHN BUNCH

C: 859.433.8911

John.Bunch@svn.com



PROPERTY OVERVIEW

SITE INFORMATION

| | |
|--------------------------|--------------------------------|
| Location: County: | 2155 Young Drive, Lexington KY |
| SQ FT Available: | 175,620 |
| Zoning: | I-1 Light Industrial |
| Lease Rate: | Call for details |

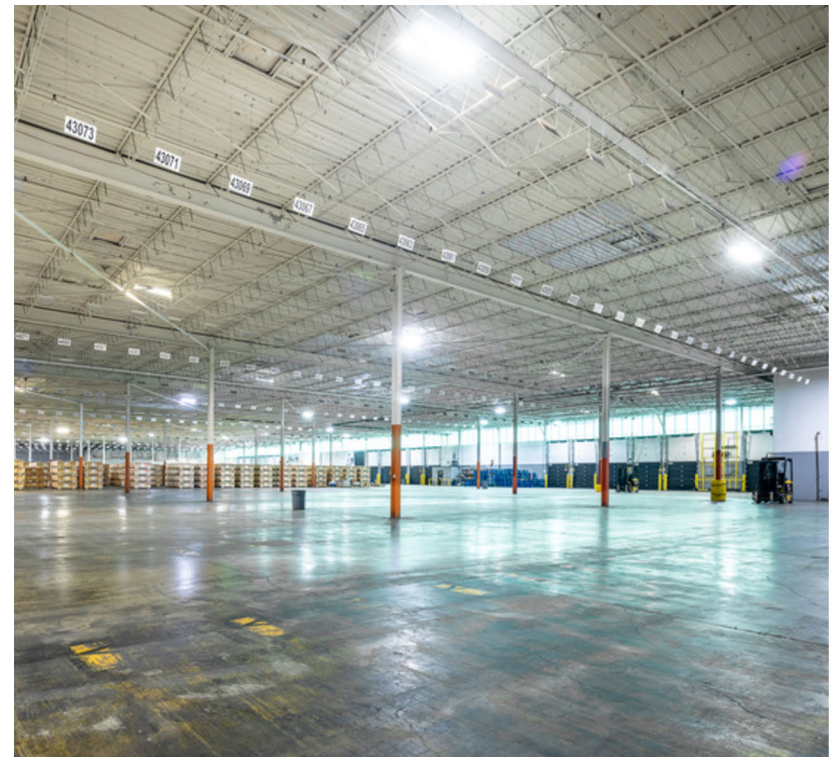
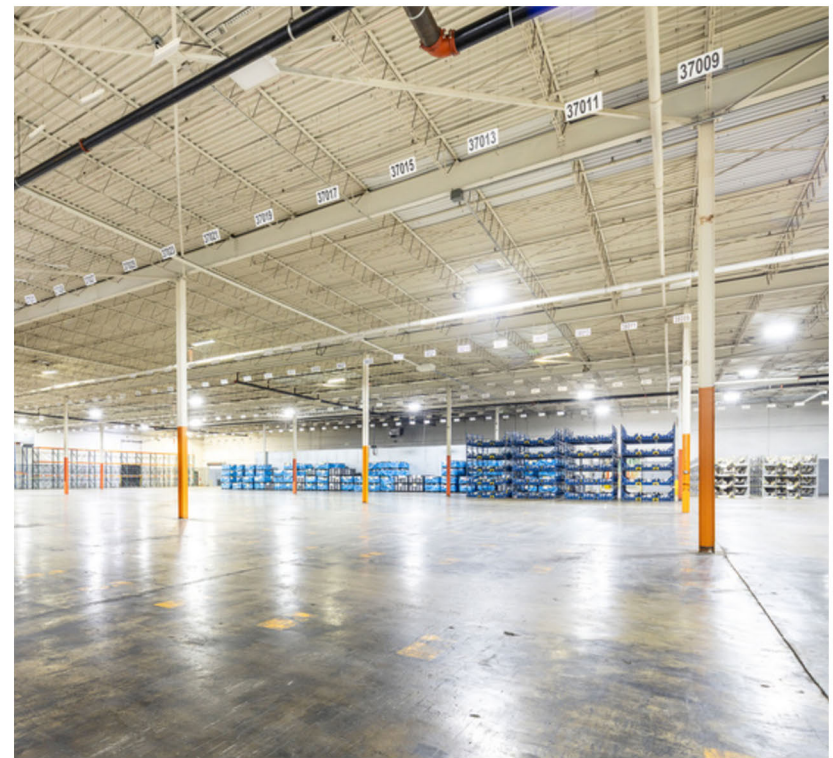
PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market 175,620 SF of Class A industrial warehouse space located at 2155 Young Drive in Lexington, KY. The property presents an exceptional industrial opportunity in the heart of Central Kentucky's tightest industrial market. With regional vacancy holding below 5%, Class A quality facilities of this scale rarely reach the market. This turnkey, institutional-quality building is zoned I-1 Light Industrial and is ready for immediate occupancy by manufacturers, distributors, 3PLs, or food-grade users seeking a rare combination of size, infrastructure, and condition.

The facility features 11,396 SF of two-story office space. The offices are fully heated and air-conditioned, with four dedicated restrooms across both floors plus a driver's restroom in the downstairs offices, accommodating administrative, engineering, and operational teams.

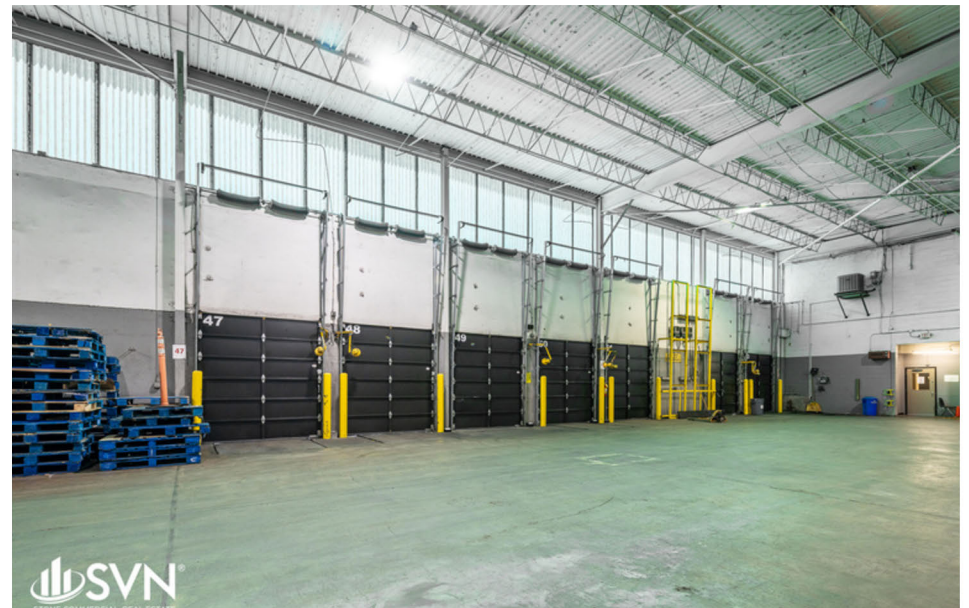
The 169,922 SF plant delivers 23' clear ceiling heights, 40' x 40' bay spacing, 6" wire-reinforced concrete floors, 25 dock doors (24 equipped with 40,000-lb rated levelers), heavy power, a wet sprinkler system, and motion-sensor LED and T-5 lighting.

Strategically located in Lexington with direct access to I-64 and I-75, the property places tenants within a one-day truck drive of more than 75 million consumers across the Eastern United States. For tours, pricing, and additional information, contact John Bunch, SIOR, Senior Advisor at SVN Stone Commercial Real Estate, at 859-433-8911 or John.Bunch@svn.com.

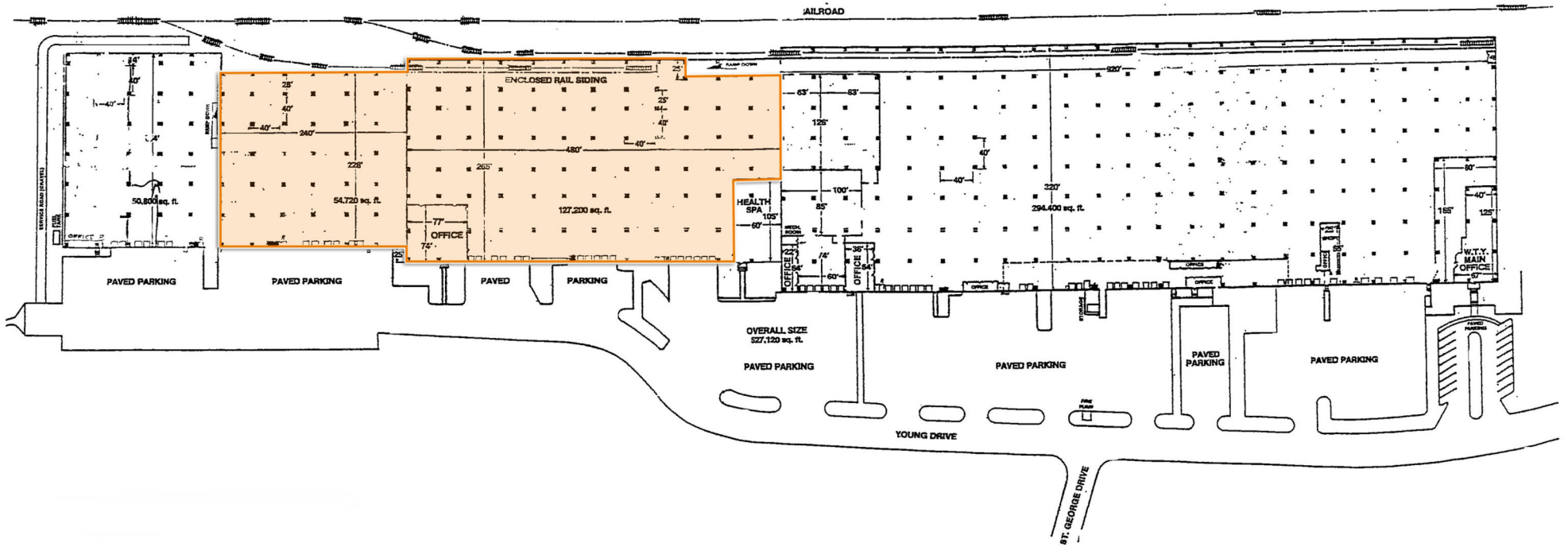


PROPERTY SPECIFICATIONS

| | |
|---------------------------|---|
| TOTAL SQUARE FEET: | 175,620 |
| ZONING: | I-1: Light Industrial |
| CLEAR HEIGHT: | 23' |
| ROOF TYPE: | 60 mil PVC |
| COLUMN SPACING: | 40' X 40' |
| LIGHTING: | High Bay LED w/ occ. sensors |
| HEATING: | Natural Gas, Wall Mounted |
| OFFICES: | Full HVAC |
| DOCK DOORS: | 25 (24 w/40,000 lb. levelers) |
| POWER: | 3 phase, 200 Amp, 120-240V 3 phase, 1800 Amp, 277-480V |
| SPRINKLER SYSTEM: | Wet system |
| FLOOR: | 6" wire-reinforced |
| SECURITY: | Fire & Burglar |



PROPERTY FLOOR PLAN



AERIAL


Subject
Property


3.5 Miles

Young Drive

New Circle Rd | VPD 36.351

For marketing purposes only;
exact locations not warranted


STONE COMMERCIAL REAL ESTATE



To learn more about
2155 Young Drive, contact:

John Bunch, SIOR
Senior Advisor
859.433.8911
john.bunch@svn.com



Stone Commercial Real Estate
270 S. Limestone
Lexington, KY 40508
859.264.0888
www.svnstone.com