

INDUSTRIAL PROPERTY FOR LEASE

201 GOLD RUSH RD

LEXINGTON FAYETTE, KY 40503

SITE

PARKING

GORDY HOAGLAND, CCIM

502.387.1734

ghoagland@whiteoakcre.com

WHITE  OAK
COMMERCIAL REAL ESTATE

Lexington Fayette, KY 40503

For Lease



PROPERTY HIGHLIGHTS

- +/-3,600-14,400 SF Available
- Building can be split or Tenant can take entire building
- ± 14,400 SF Building
- ± 1,000 SF of office space and ± 13,400 SF of warehouse space
- Zoned I-2, Heavy Industrial
- 4 dock doors and 4 drive-in doors
- 1.04 Acre Site
- New paint and flooring in the offices and bathrooms
- New LED lighting in the warehouse
- Lease Rate: \$7.95/SF + NNN

OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Number of Units:	2
Available SF:	3,600 - 14,400 SF
Lot Size:	43,629 SF
Building Size:	14,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,153	51,096	100,422
Total Population	9,142	119,947	234,335
Average HH Income	\$92,391	\$98,212	\$92,150

Gordy Hoagland, CCIM
502.387.1734
ghoagland@whiteoakcre.com



Lexington Fayette, KY 40503

For Lease



Gordy Hoagland, CCIM
502.387.1734
ghoagland@whiteoakcre.com



Lexington Fayette, KY 40503

For Lease



Gordy Hoagland, CCIM
502.387.1734
ghoagland@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE

Lexington Fayette, KY 40503

For Lease

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,431	123,338	238,140
HOUSEHOLDS	4,358	52,222	101,661
AVG HH INCOME	\$86,232	\$96,854	\$91,141



SITE

DOWNTOWN LEXINGTON



HARRODSBURG RD
64,728 VPD

NICHOLASVILLE ROAD
+/- 38,000 VPD

NEW CIRCLE RD
51,000 VPD

MAN O' WAR BLVD
39,084 VPD

Gordy Hoagland, CCIM
502.387.1734
ghoagland@whiteoakcre.com



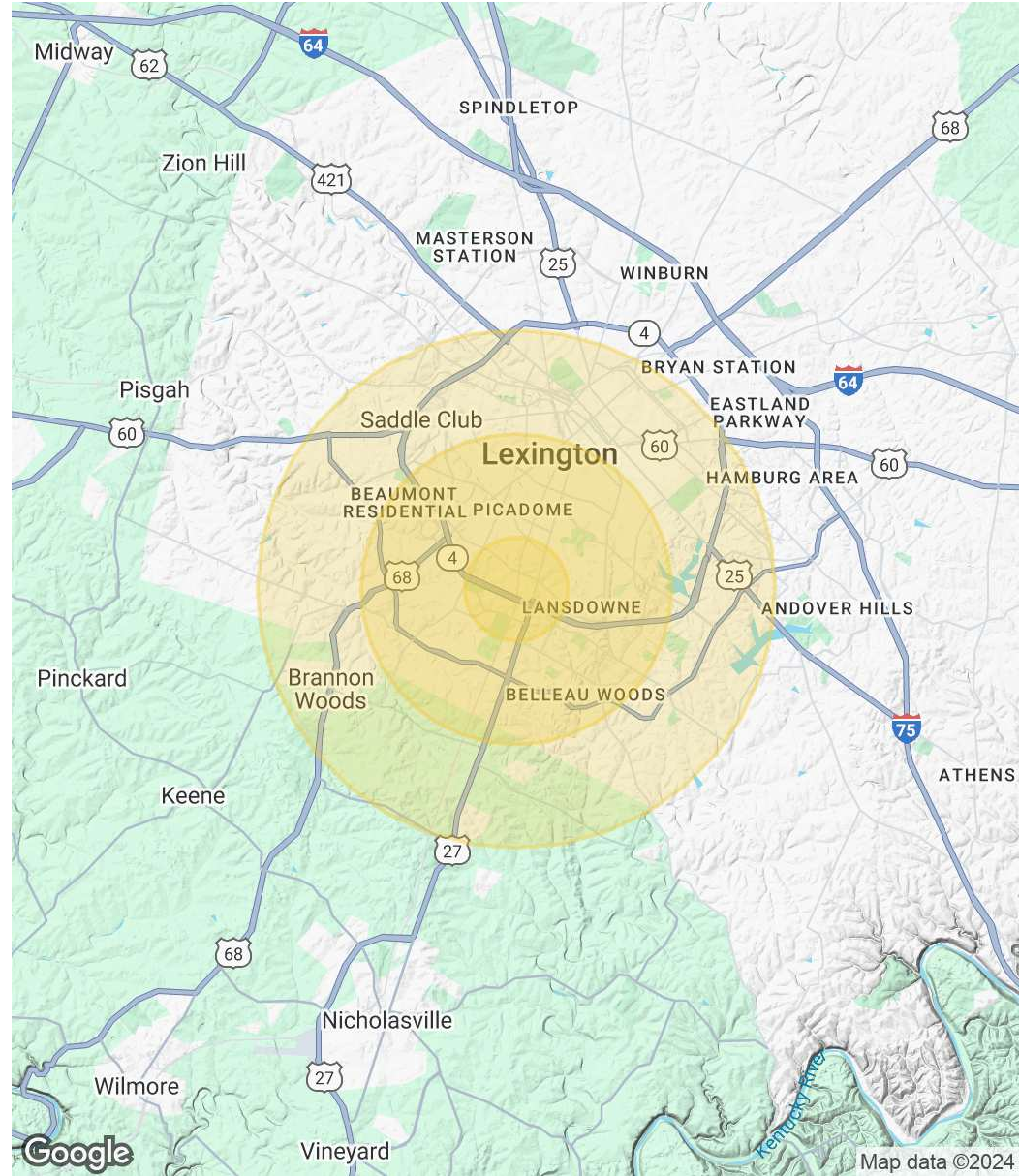
Lexington Fayette, KY 40503

For Lease

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,142	119,947	234,335
Average Age	41	39	39
Average Age (Male)	40	37	37
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,153	51,096	100,422
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$92,391	\$98,212	\$92,150
Average House Value	\$311,725	\$363,418	\$342,539

Demographics data derived from AlphaMap

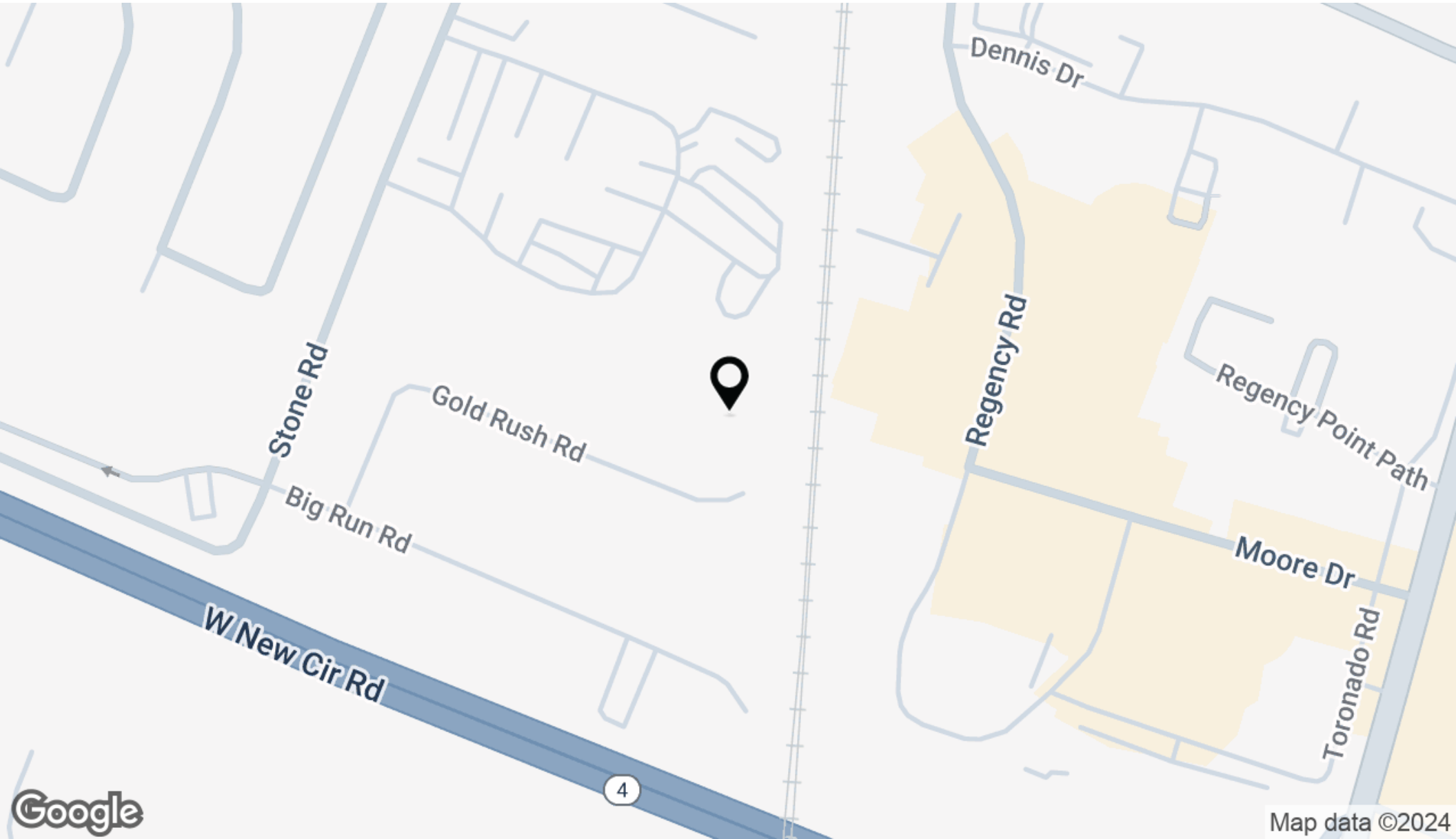


Gordy Hoagland, CCIM
 502.387.1734
 ghoagland@whiteoakcre.com



Lexington Fayette, KY 40503

For Lease



Gordy Hoagland, CCIM
502.387.1734
ghoagland@whiteoakcre.com

