



SALE / LEASE

PRICE REDUCED! Richmond - Industrial Flex Warehouse For Sale or For Lease

145 N ESTILL AVENUE

Richmond, KY 40475

PRESENTED BY:

NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com

PROPERTY SUMMARY



SALE PRICE	\$675,000
LEASE RATE	\$11.87 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	5,856 SF
LOT SIZE:	0.57 Acres
SALE PRICE / SF:	\$115.27
YEAR BUILT:	2018

NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com

PROPERTY OVERVIEW

SVN | Stone Commercial Real Estate is excited to bring to market a rare I-2 Industrial property, A 5,856 SF flex warehouse space in Richmond, KY.

This property is located near downtown Richmond in a pocket of I-2 zoning, is less than 4 years old, with several amenities for an investor or owner occupant. Each approx 2,900 sf unit has its own 12' x 14' grade level door, and main glass door access. The current space has two groups, one private Soccer instruction with some lease term, and the other side is occupied by the owner who could lease back for a period, or both could likely vacate for an owner occupant.

Contact Neal Metcalfe 859-312-8069 or neal.metcalfe@svn.com to schedule a tour or any questions.

PROPERTY HIGHLIGHTS

- 5,856 SF Industrial Flex Warehouse For Sale or For Lease
- Potentially an Owner occupant or Investment owner
- Zoned I-2
- .57 acre site, on site 15 parking spaces & street parking allowed
- 2- +/- 2,900 sf units, Left side is open for Soccer instruction, Right side split with 50/50 office to warehouse.

ADDITIONAL PHOTOS



NEAL METCALFE
O: 859.306.0614
neal.metcalfe@svn.com

CONSTRUCTION DOCUMENTS for LUXON CONTRACTING, LLC.

REVISION DATE:
08JAN2020
31JAN2020

145 ESTILL AVENUE

Richmond, Madison County, KY

UTILITY AND EASEMENT NOTE

All utilities shown are field-verified locations and construction depths. Any construction over or under any utility shown on this plan shall be the responsibility of the contractor. This plan shall not be used for any other purpose without the express written consent of the engineer. All utilities shown are approximate and subject to change. All utilities shown are shown as of the date of the survey.



CERTIFICATION OF OWNERSHIP AND RESIDENCY

I, the undersigned, hereby certify that I am the owner of the property shown and described herein and that no liens exist on the property. This plan has been prepared, submitted, and approved in accordance with the provisions of the Kentucky Uniform Land Development Regulation Act.

OWNER/CLIENT: LUXON CONTRACTING, LLC
DATE: 08/01/2020

DEVELOPER: LUXON CONTRACTING, LLC
DATE: 08/01/2020

RICHMOND FIRE DEPARTMENT CERTIFICATION

This is to certify that the project identified herein is located in the area of responsibility of the Richmond Fire Department and that the project meets the requirements of the Richmond Fire Department.

RICHMOND FIRE DEPT
DATE: 08/01/2020

CERTIFICATION OF ACCURACY AND ADEQUACY

I hereby certify that the Development Plan, site plan, grading, drainage, utility installation plans, as shown by the construction documents submitted hereto, for the Site Development Plan as shown herein and being filed in the City of Richmond, County of Madison, State of Kentucky, are accurate to meet the requirements for the City of Richmond and the National Planning and Zoning Commission.

ABACUS ENGINEERING & LAND SURVEYING, INC.
DATE: 08/01/2020

DESIGN: ERIC W. METCALFE, P.E., L.S.
DATE: 08/01/2020

UTILITY APPROVAL

APPROVAL BY: SHERIDAN
DATE: 08/01/2020

APPROVAL BY: AT&T
DATE: 08/01/2020

APPROVAL BY: K.C. ELECTRIC CO.
DATE: 08/01/2020

APPROVAL BY: RICHMOND UTILITIES
DATE: 08/01/2020

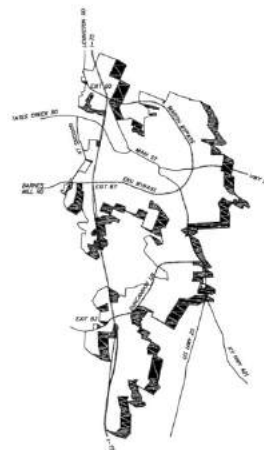
COMPLIANCE CERTIFICATION FOR PUBLIC DEVELOPMENT

I hereby certify that the Development Plan shown on this Development Plan for LUXON CONTRACTING, LLC have been prepared in accordance with the City of Richmond development ordinance, all technical standards and standards of practice as shown on the attached Development Plan, all applicable state and federal regulations and permits, and that construction of the project shall be in accordance with the Development Plan. I am the owner of the property shown on this Development Plan. I am the owner of the property shown on this Development Plan. I am the owner of the property shown on this Development Plan. I am the owner of the property shown on this Development Plan.

ABACUS ENGINEERING & LAND SURVEYING, INC.
DATE: 08/01/2020

DESIGN: ERIC W. METCALFE, P.E., L.S.
DATE: 08/01/2020

OWNER/DEVELOPER: LUXON CONTRACTING, LLC
DATE: 08/01/2020



INDEX OF SHEETS	
SHEET	CONTENTS
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	BUILDING EXHIBIT
4	EROSION PREV. & SEDIMENT CONTROL PLAN (GRADING)
5	DETAILS

DEVELOPED BY
LUXON CONTRACTING, LLC.

ABACUS ENGINEERING &
LAND SURVEYING, INC.
236 BOGGS LANE, STE 4
RICHMOND, KENTUCKY
P: (859) 625-1200

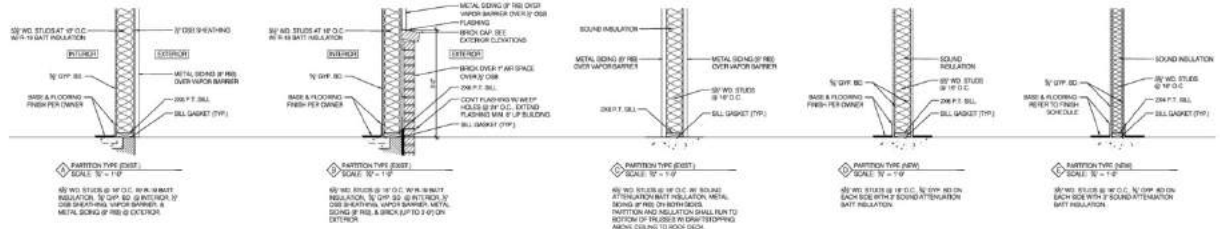
2020

CITY OF RICHMOND APPROVAL



CONSTRUCTION DOCUMENTS for LUXON CONTRACTING, LLC.

NEAL METCALFE
O: 859.306.0614
neal.metcalfe@svn.com

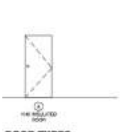


WALL TYPES
N/A

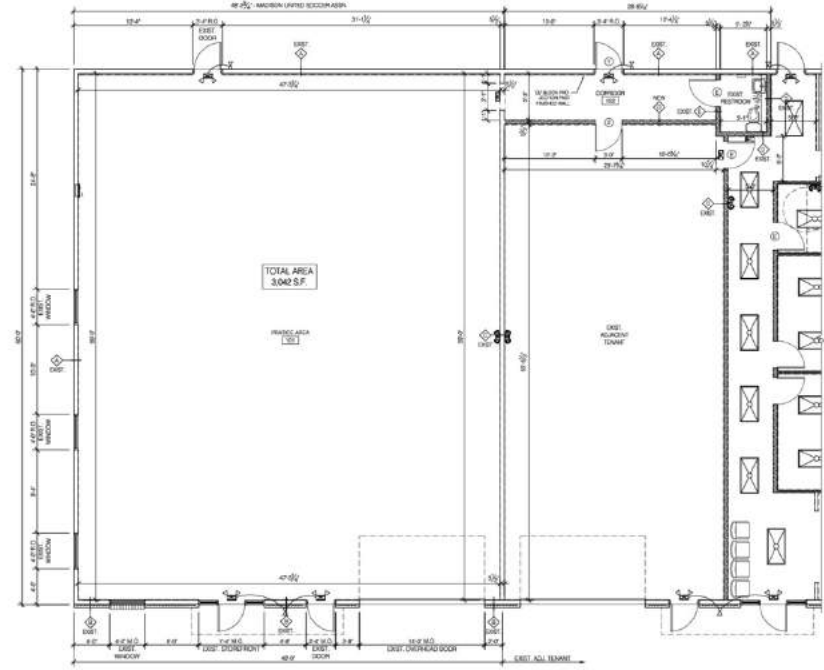
- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED.
 2. INSULATION TYPE, DIRECTION, METAL, INSULATION, METAL SHEET, DOOR & CASE FINISH, FLOOR FINISH, SCHEDULE AND TO FINISH ALIGNMENT.
 3. METAL STUDS AT 16\"/>

DOOR, FRAME AND HARDWARE SCHEDULE

DOOR NUMBER	DOOR	FRAME				HW	REMARKS
		FIN	SEC	MATERIAL	FIN		
1	DOOR	1	1	1/2\"/>			



- DOOR HARDWARE SCHEDULE**
- DOOR NOTES**
1. DOOR TO BE OPENED IN REVERSE OF SWING.
 2. DOOR TO BE OPENED IN REVERSE OF SWING.
 3. DOOR TO BE OPENED IN REVERSE OF SWING.
 4. DOOR TO BE OPENED IN REVERSE OF SWING.
 5. DOOR TO BE OPENED IN REVERSE OF SWING.
 6. DOOR TO BE OPENED IN REVERSE OF SWING.
 7. DOOR TO BE OPENED IN REVERSE OF SWING.
 8. DOOR TO BE OPENED IN REVERSE OF SWING.
 9. DOOR TO BE OPENED IN REVERSE OF SWING.
 10. DOOR TO BE OPENED IN REVERSE OF SWING.
 11. DOOR TO BE OPENED IN REVERSE OF SWING.
 12. DOOR TO BE OPENED IN REVERSE OF SWING.
 13. DOOR TO BE OPENED IN REVERSE OF SWING.
 14. DOOR TO BE OPENED IN REVERSE OF SWING.
 15. DOOR TO BE OPENED IN REVERSE OF SWING.
 16. DOOR TO BE OPENED IN REVERSE OF SWING.
 17. DOOR TO BE OPENED IN REVERSE OF SWING.
 18. DOOR TO BE OPENED IN REVERSE OF SWING.
 19. DOOR TO BE OPENED IN REVERSE OF SWING.
 20. DOOR TO BE OPENED IN REVERSE OF SWING.



1 DIMENSIONAL FLOOR PLAN
A1.1 3/16\"/>

LUXON
ARCHITECTS

OFFICE BUILDING
NORTH CECIL AVENUE
RICHMOND, KY 40475

MADISON UNITED SOCCER ASSOCIATION
PRACTICE SPACE
145 N. ESTILL AVE., SUITE 201
RICHMOND, KY 40475

PLAN DATE:	08-20-14
PROJECT NUMBER:	37554
BUILDING TYPE:	PRE-UP
DRAWN BY:	CSJ

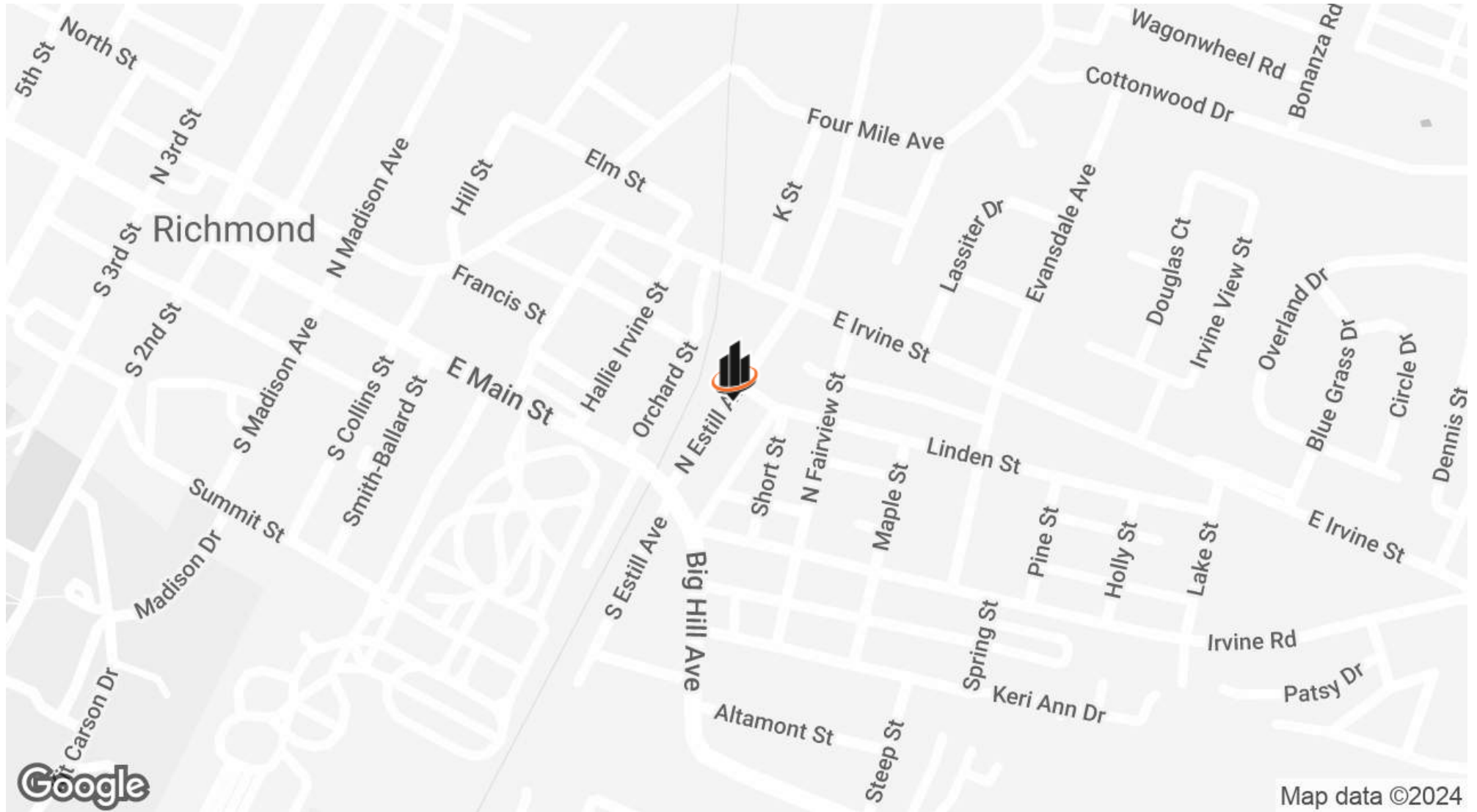
LS DESIGN GROUP PLLC
LONNIE SMITH ARCHITECT

1000 N. 10TH ST. SUITE 100
RICHMOND, KY 40475
519 HANCOCK MAN. SUITE B
RICHMOND, KY 40475

DIMENSIONAL FLOOR PLAN
A1.1

NEAL METCALFE
O: 859.306.0614
neal.metcalfe@svn.com

LOCATION MAP



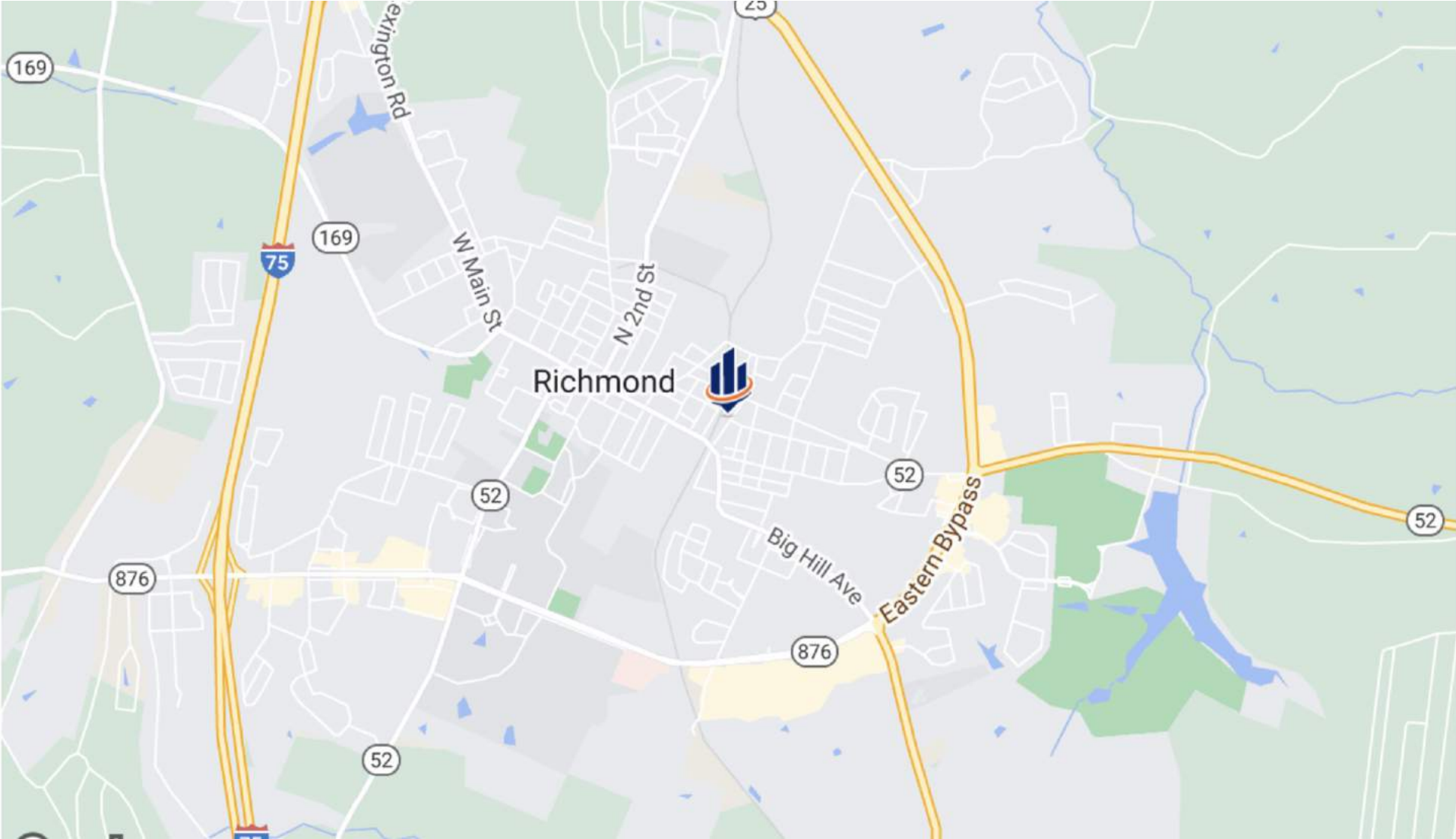
NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com

PRICE REDUCED! RICHMOND - INDUSTRIAL FLEX WAREHOUSE FOR SALE OR FOR LEASE | 145 N Estill Avenue Richmond, KY 40475SVN | STONE COMMERCIAL

LOCATION MAP



NEAL METCALFE

O: 859.306.0614
neal.metcalfe@svn.com

PRICE REDUCED! RICHMOND - INDUSTRIAL FLEX WAREHOUSE FOR SALE OR FOR LEASE | 145 N Estill Avenue Richmond, KY 40475SVN | STONE COMMERCIAL

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

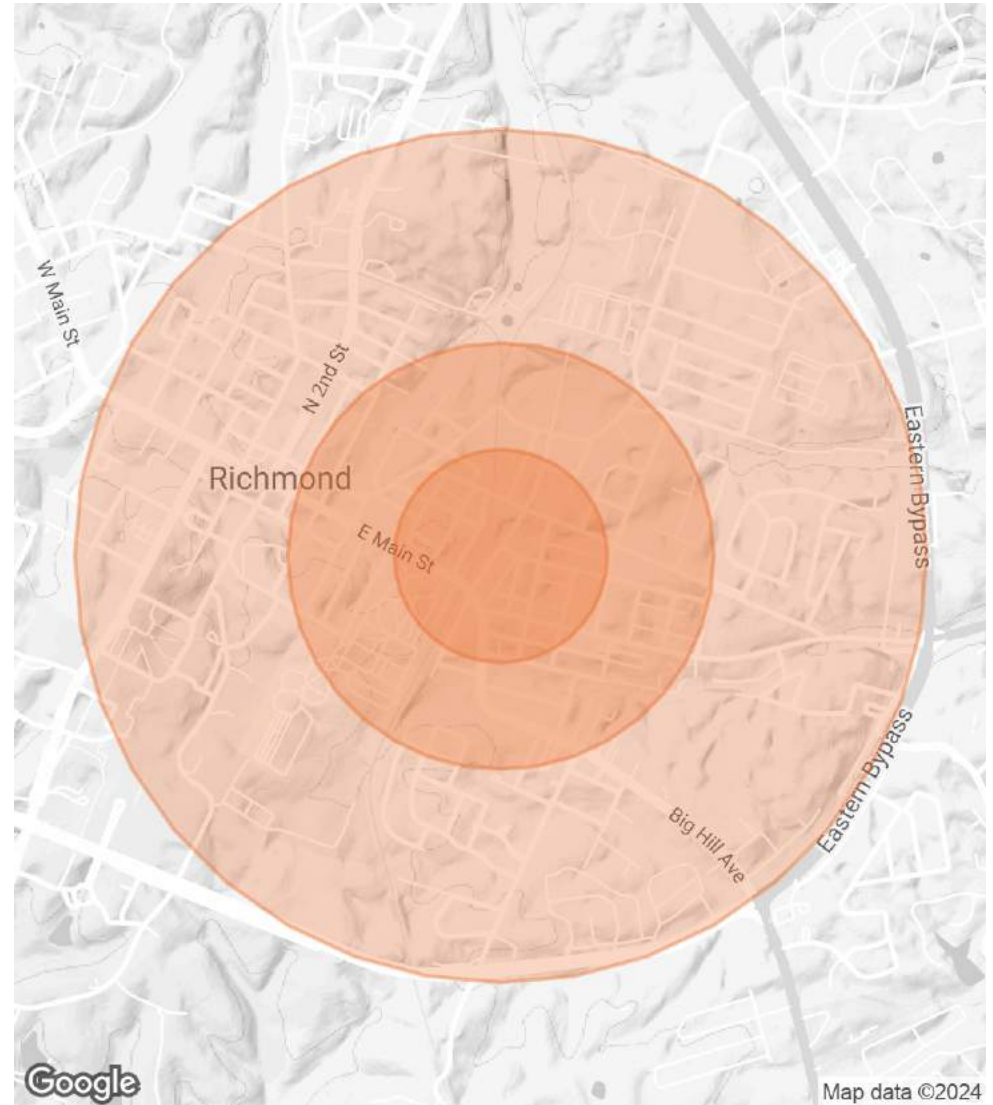
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	635	2,832	11,804
AVERAGE AGE	27.4	26.3	26.1
AVERAGE AGE (MALE)	28.9	27.9	26.8
AVERAGE AGE (FEMALE)	27.1	26.0	26.8

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	270	1,214	4,748
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$41,901	\$39,108	\$37,711
AVERAGE HOUSE VALUE	\$97,282	\$88,785	\$86,910

* Demographic data derived from 2020 ACS - US Census



NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com