

LEASE

# Stand-Alone Office Building with Outdoor Storage Space

250 CROSSFIELD DRIVE

Versailles, KY 40383



PRESENTED BY:

WADE HAAG, CCIM

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## PROPERTY SUMMARY



## OFFERING SUMMARY

|                      |                     |
|----------------------|---------------------|
| <b>LEASE RATE:</b>   | \$15.00 SF/yr (NNN) |
| <b>AVAILABLE SF:</b> | 3,840 SF            |
| <b>ZONING:</b>       | I-1                 |
| <b>ACREAGE:</b>      | .797 AC             |
| <b>PARKING:</b>      | Up to 34 Spaces     |

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## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present a rare stand-alone office opportunity located adjacent to the Kroger Marketplace in Versailles, Kentucky. This property features a drive thru pickup window and free standing signage availability. The 0.797 acre lot can be used for outdoor storage or up to 34 striped parking spaces.

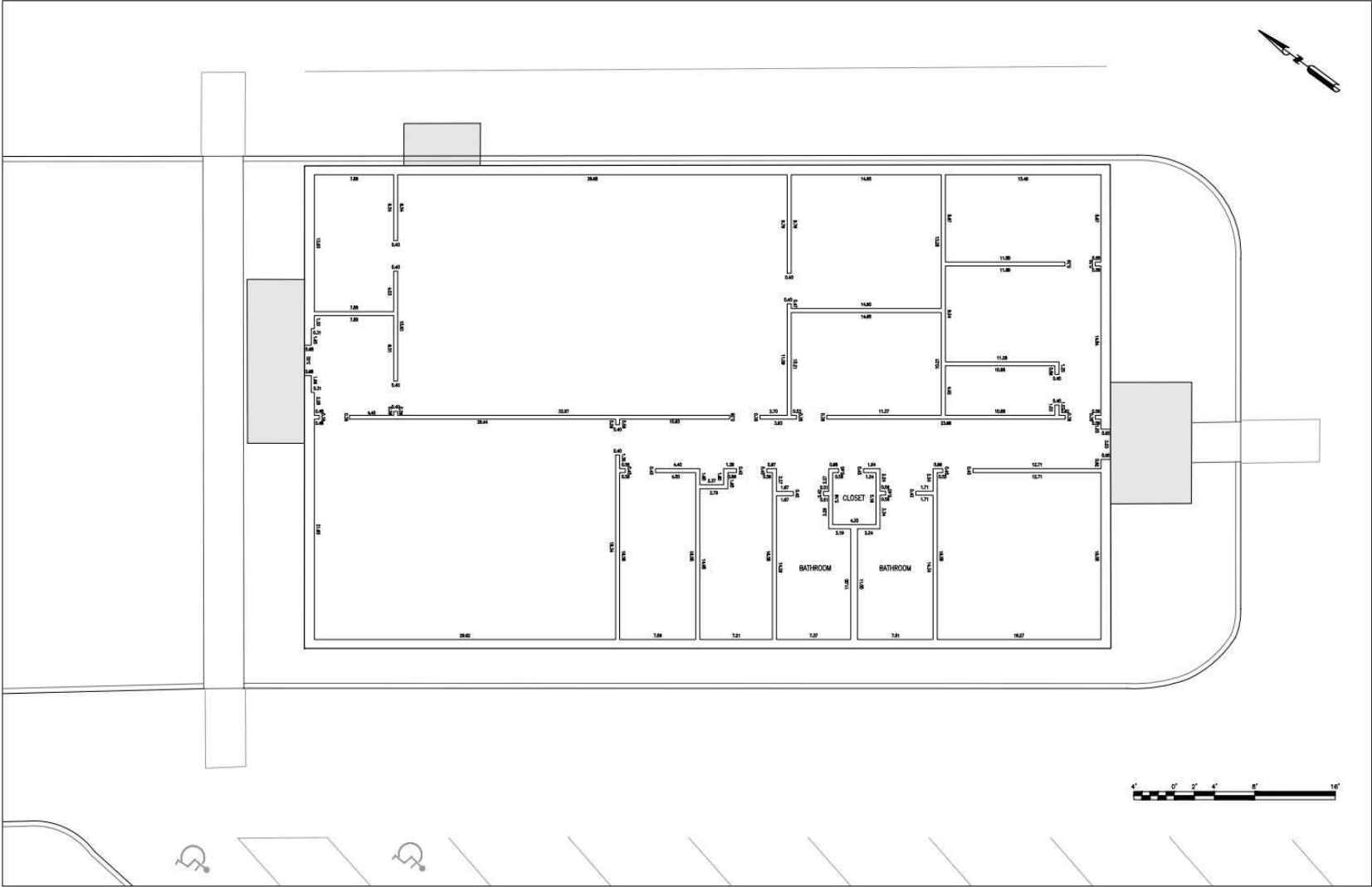
The current floor plan consists of a mixture of private offices, meeting/conference rooms, an open work area and two handicap accessible restrooms. The location offers convenient access to the Versailles Bypass and only a 12-minute drive to I-64 and Lexington's Blue Grass Airport.

For more information please contact Wade Haga, CCIM at [wade.haga@svn.com](mailto:wade.haga@svn.com) || 859.285.2202.

## PROPERTY HIGHLIGHTS

- Free-standing office building
- Plenty of parking
- Well-maintained
- Signage availability
- Pickup window

# FLOOR PLAN



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**ADDITIONAL PHOTOS**



**WADE HAGA, CCIM**  
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**Rare Stand-Alone Office Opportunity in Versailles, KY**

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250 Crossfield Dr  
Versailles, KY 40383  
3,840 SF For Lease

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# WOODFORD COUNTY

\*higher than state average

## Population

**27,062**

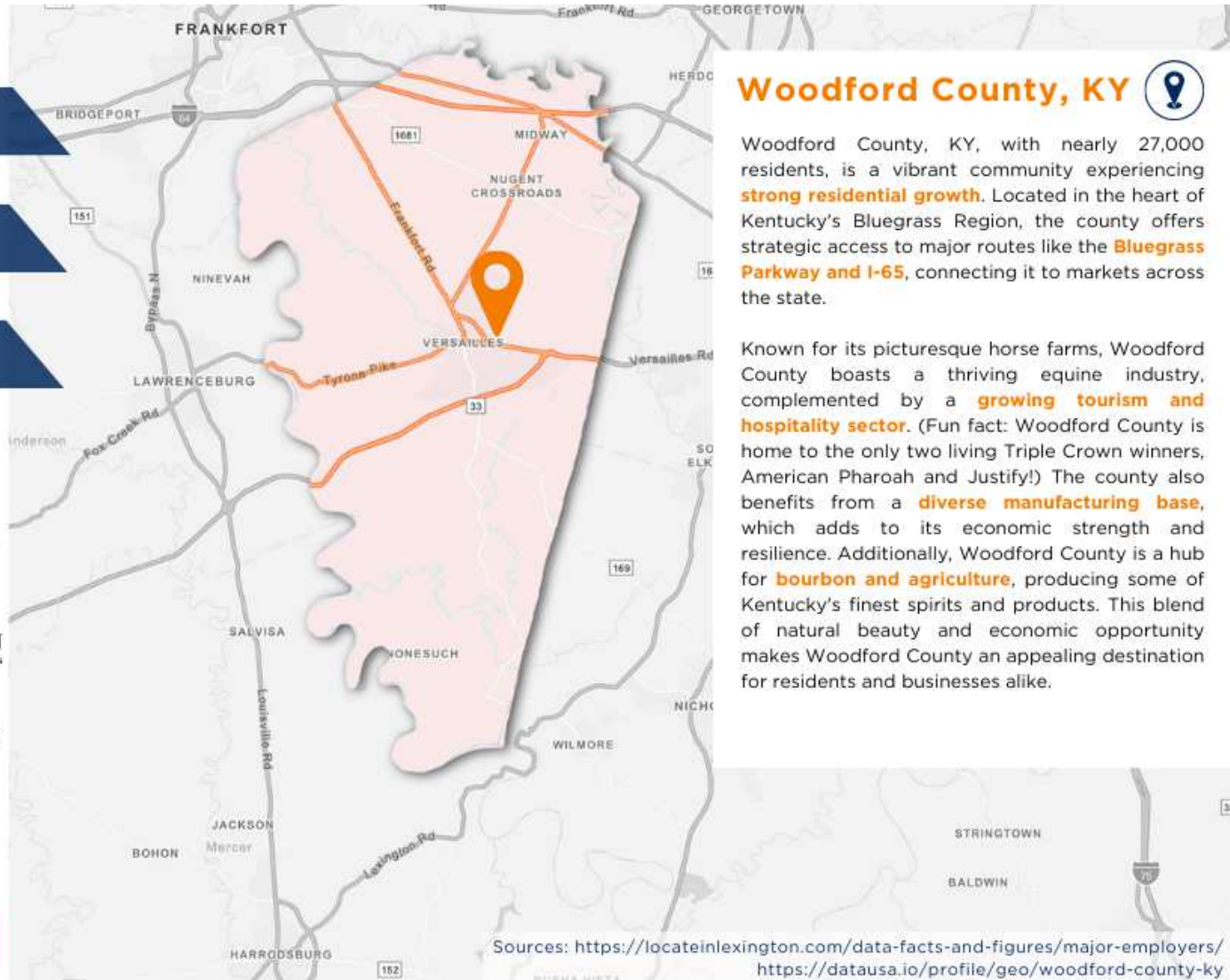
## \*Average Income

**\$38,901**

## \*Median Property Value

**\$259,100**

## Major Employers:



## Woodford County, KY

Woodford County, KY, with nearly 27,000 residents, is a vibrant community experiencing **strong residential growth**. Located in the heart of Kentucky's Bluegrass Region, the county offers strategic access to major routes like the **Bluegrass Parkway and I-65**, connecting it to markets across the state.

Known for its picturesque horse farms, Woodford County boasts a thriving equine industry, complemented by a **growing tourism and hospitality sector**. (Fun fact: Woodford County is home to the only two living Triple Crown winners, American Pharoah and Justify!) The county also benefits from a **diverse manufacturing base**, which adds to its economic strength and resilience. Additionally, Woodford County is a hub for **bourbon and agriculture**, producing some of Kentucky's finest spirits and products. This blend of natural beauty and economic opportunity makes Woodford County an appealing destination for residents and businesses alike.

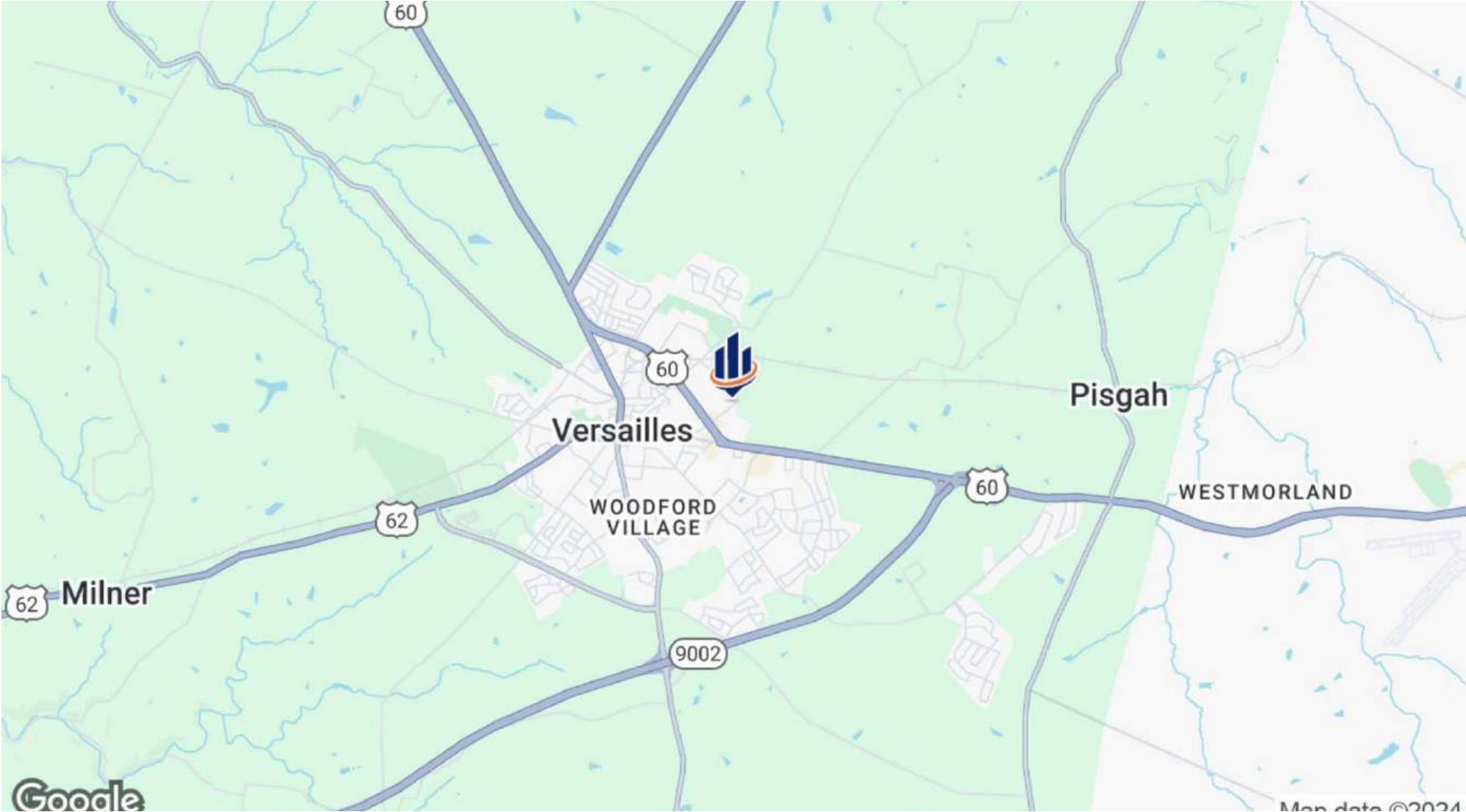
Sources: <https://locateinlexington.com/data-facts-and-figures/major-employers/>  
<https://datausa.io/profile/geo/woodford-county-ky>

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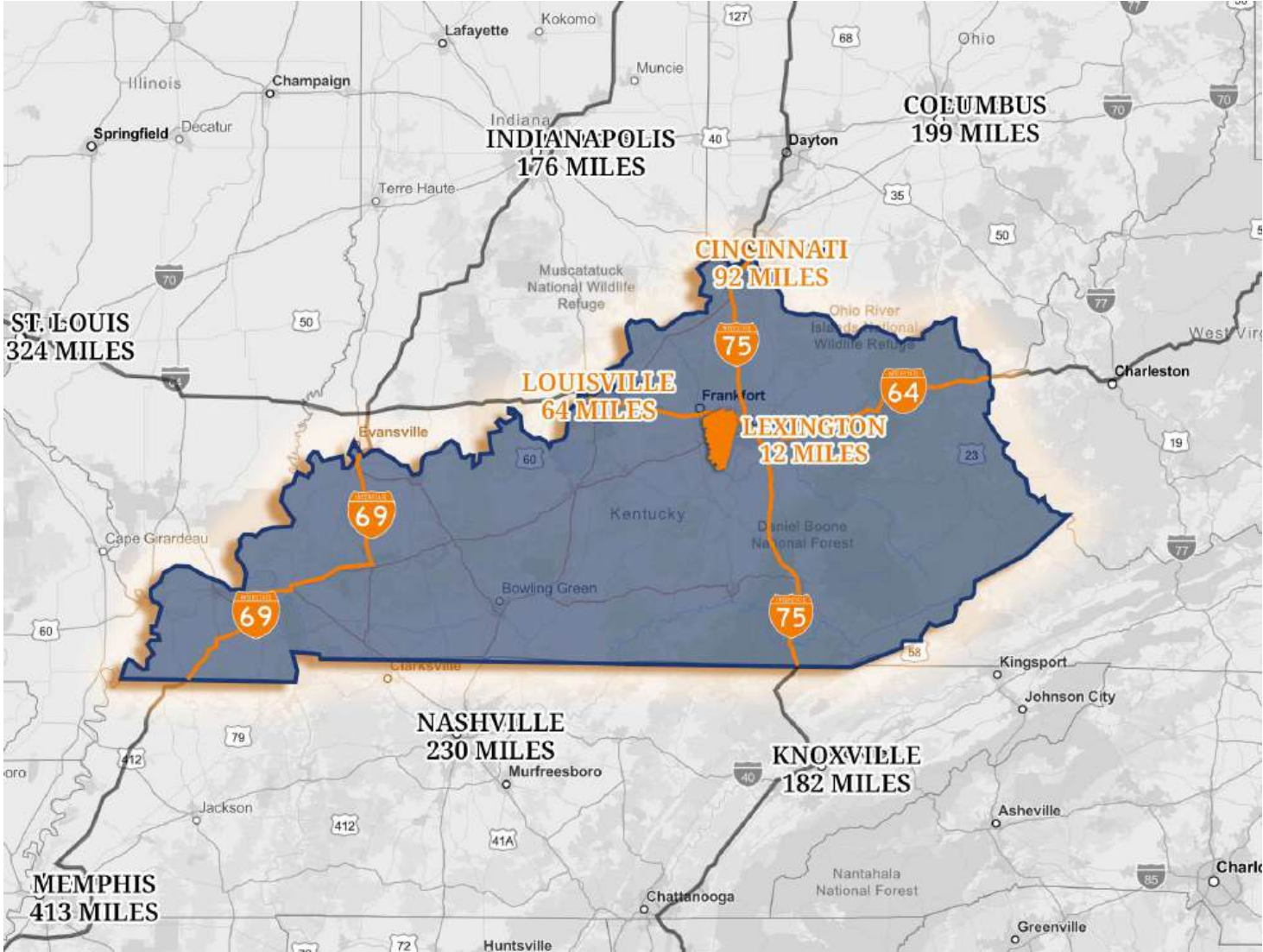
**LOCATION MAP**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

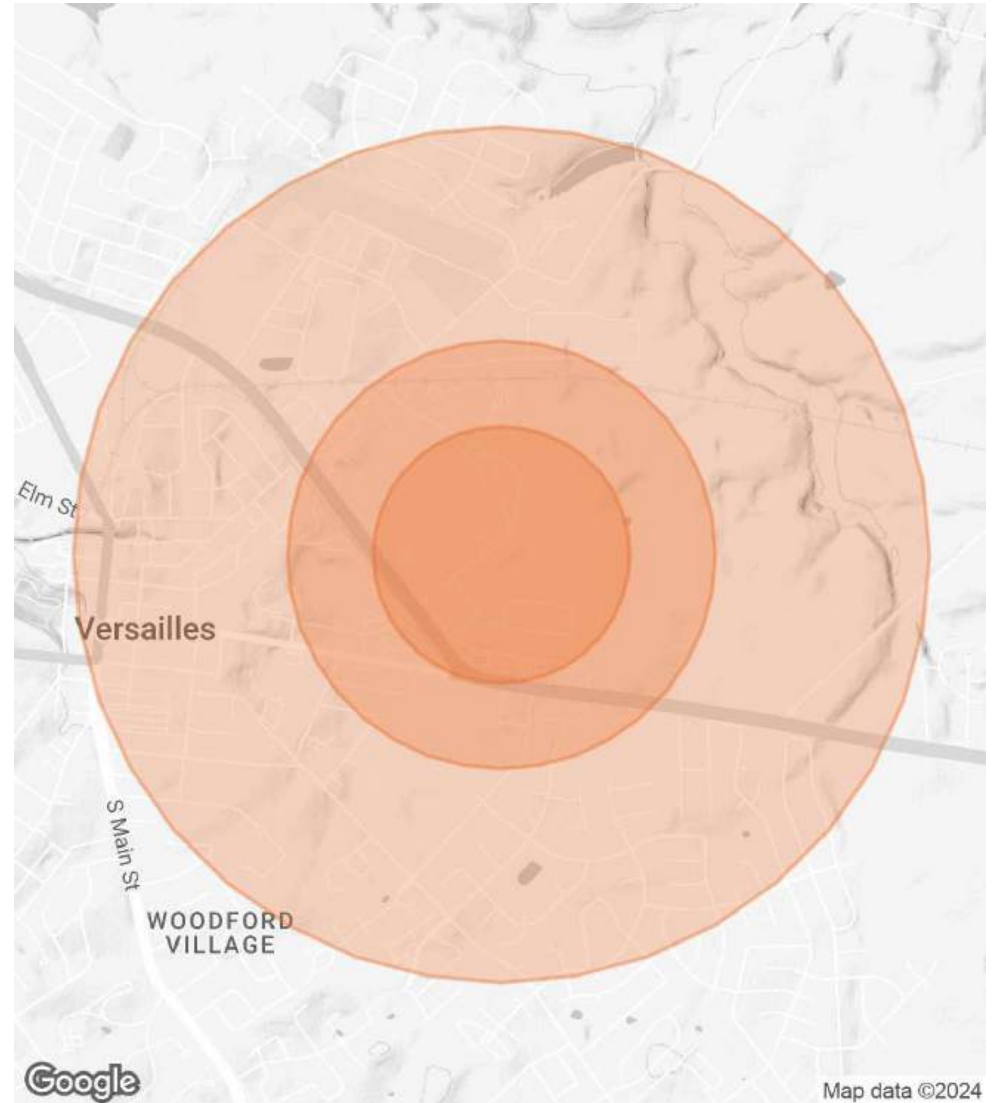
|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION     | 2         | 159       | 4,209  |
| AVERAGE AGE          | 44        | 41        | 42     |
| AVERAGE AGE (MALE)   | 42        | 40        | 41     |
| AVERAGE AGE (FEMALE) | 47        | 43        | 44     |

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1         | 69        | 1,771     |
| # OF PERSONS PER HH | 2         | 2.3       | 2.4       |
| AVERAGE HH INCOME   | \$77,155  | \$93,453  | \$93,931  |
| AVERAGE HOUSE VALUE | \$228,246 | \$299,109 | \$283,580 |

Demographics data derived from AlphaMap



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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.

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