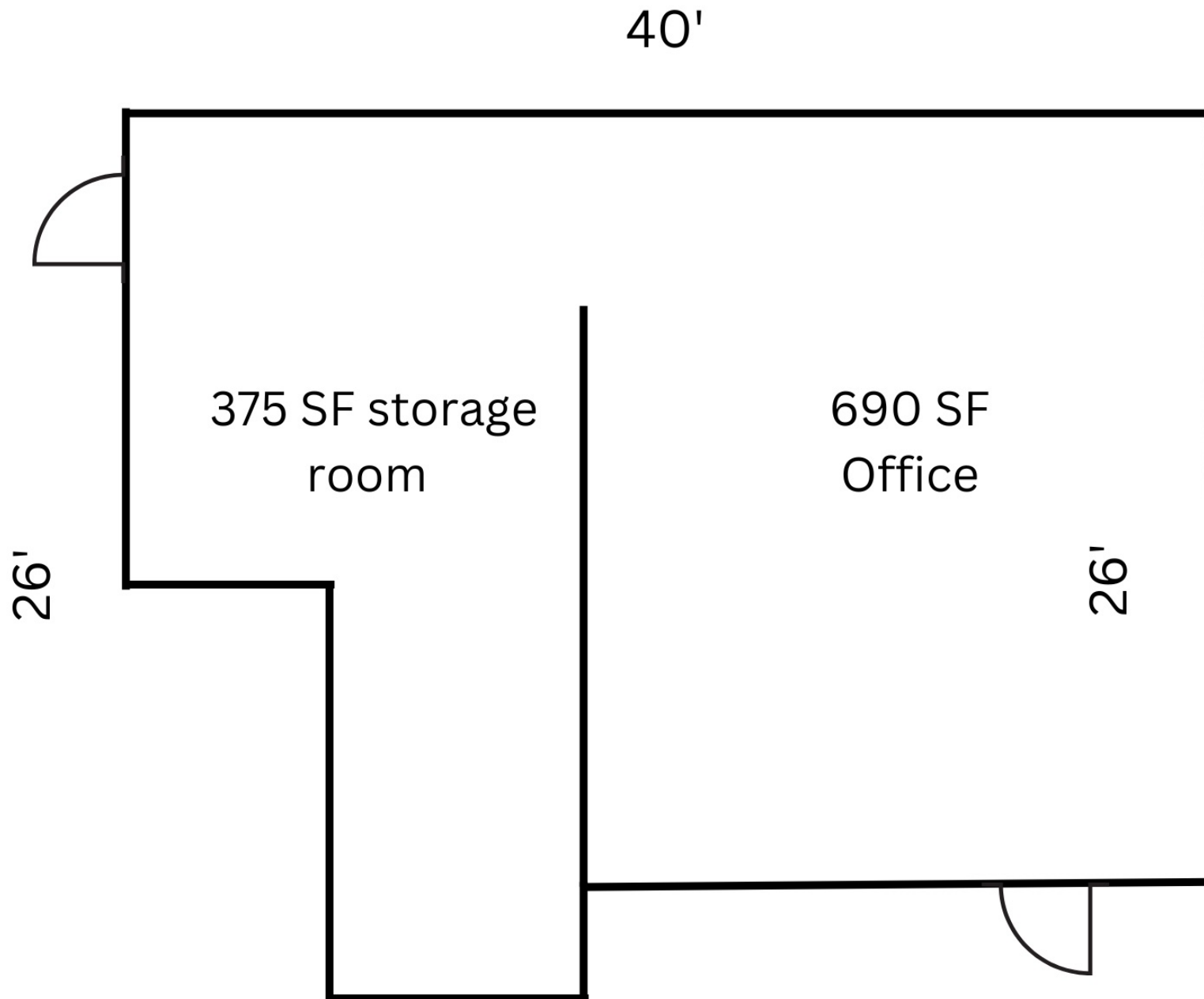




133 N Locust Hill Dr.  
LEXINGTON, KY  
40509 (859) 785-2555



# RETAIL SPACE FLOORPLAN

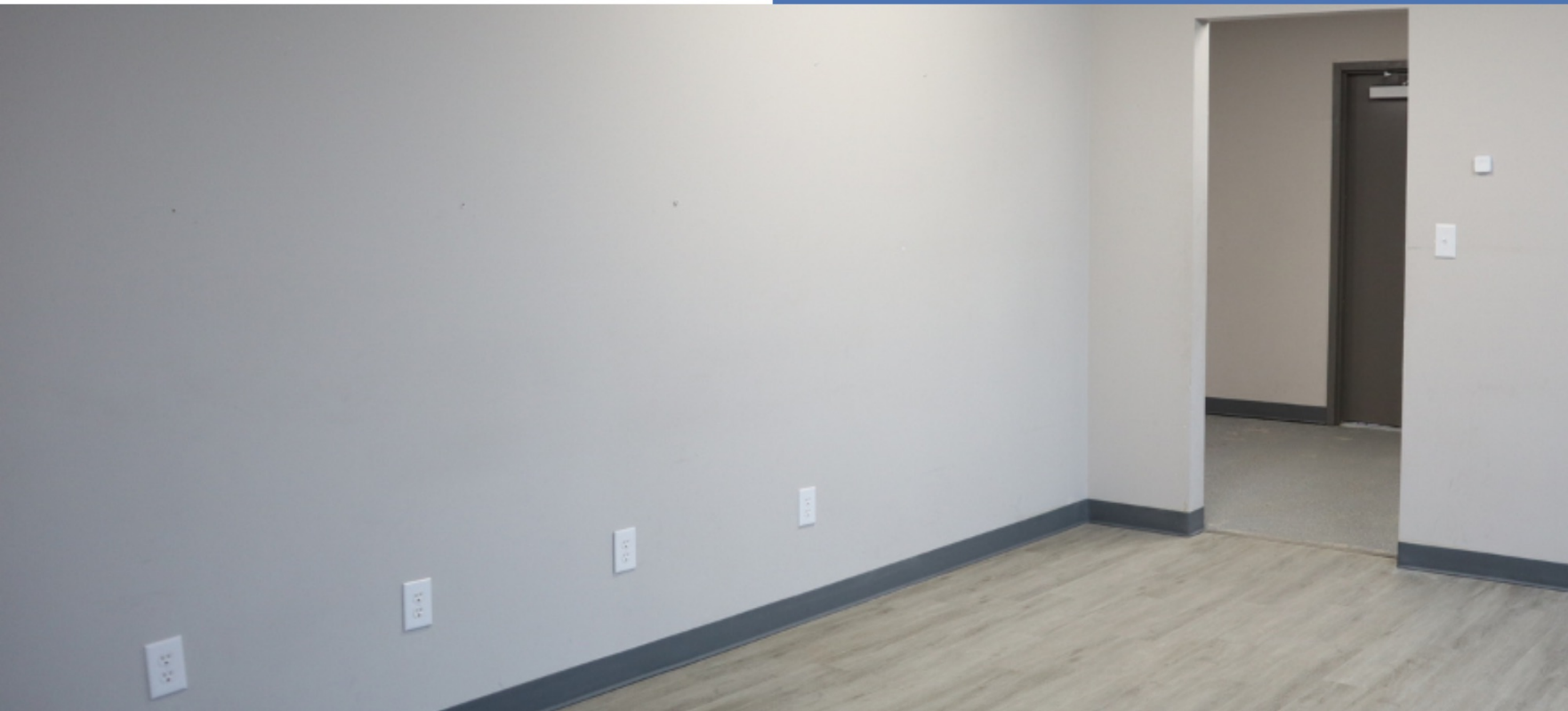




# SPACE FOR STORAGE AND WORK

Opened in 2020, Citadel Self Storage is a state of the art facility that offers a wide variety of storage units as well as limited retail/commercial spaces for small or new business.

- 1,500 square feet of retail store front and office space
- Conveniently located off of Richmond Rd.
- Great exposure to daily traffic in the area
- HVAC unit





# 133 N Locust Hill Dr Retail Store Front Available

- *Daily Foot Traffic*
- *Store Front Entrance*
- *New Facility*
- *Excellent property condition*



# CONNECTED TO LEXINGTON AND BEYOND

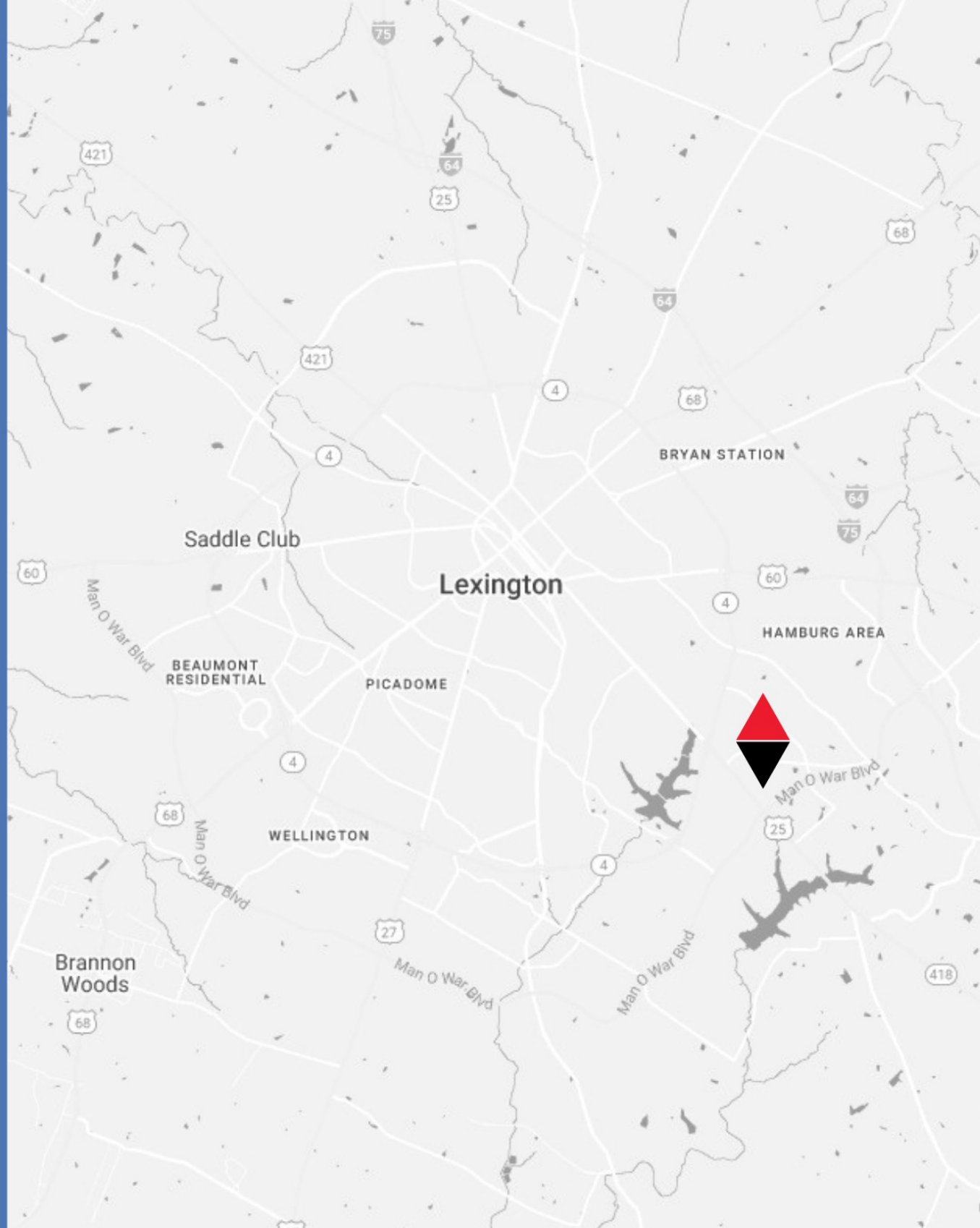
**14** MINUTES  
DOWNTOWN LEXINGTON

**18** MINUTES  
LEX AIRPORT

**10** MINUTES  
I-64 ACCESS

**8** MINUTES  
I-75 ACCESS

**4** MINUTES  
NEW CIRCLE RD. ACCESS





# SOLID INFRASTRUCTURE

## ZONING DISTRICT

B-4

## BUILDING SIZE

21,254 SF

## SECURITY CAMERAS

traffic monitoring on and  
adjacent to property

## PROPERTY TYPE

industrial storage  
warehouse

## PARKING

on-site parking spots  
available

## BUILDING CLASS

steel frame, metal siding,  
concrete floor

## BUILDING ENTRANCE

3 seperate entrances

## HVAC UNIT

## SPRINKLER SYSTEM



# CITADEL<sup>®</sup>

## SELF STORAGE

**1** HOUR **18** MINUTES  
DOWNTOWN LOUISVILLE

**3** HOURS **1** MINUTES  
DOWNTOWN INDIANAPOLIS

**5** HOURS **51** MINUTES  
DOWNTOWN CHICAGO

**1** HOUR **23** MINUTES  
DOWNTOWN CINCINNATI

**3** HOURS **23** MINUTES  
DOWNTOWN NASHVILLE

**6** HOURS **3** MINUTES  
DOWNTOWN ATLANTA





# BUILD TO SUIT OPTIONS

Citadel Selfstorage Services offers build to suit opportunities for retail and commercial space for 10,500 SF.





# GET IN TOUCH



## MANAGEMENT TEAM

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