



LEASE
**The Lanham
Building**

40 KINGBROOK CT

Simpsonville, KY 40067

PRESENTED BY:

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**RON CAUGHRON, SIOR, CCIM,
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KY #63078

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 - 15.00 SF/yr (NNN)
BUILDING SIZE:	31,714 SF
AVAILABLE SF:	11,800 SF
LOT SIZE:	5.23 Acres
YEAR BUILT:	2018
ZONING:	I-1
MARKET:	Louisville
SUBMARKET:	Shelby County

PROPERTY OVERVIEW

9000 Sf of Warehouse with 2800SF of office on mezzanine level.

Warehouse Space \$9 PSF, Office \$15 PSF

Additional 14,200 SF available in building right behind this building, see Buildout #1302643.

Electric service consists of 3-Phase, 4 wire, 208/120V, 800A service. Additional panels are 3-phase, 4 wire, 208/120V, 200A panels.

PROPERTY HIGHLIGHTS

- Close proximity to I-64.
- Property is very clean and well maintained.
- 3 drive in 10' doors
- Additional 14,400 SF available in building behind this building.

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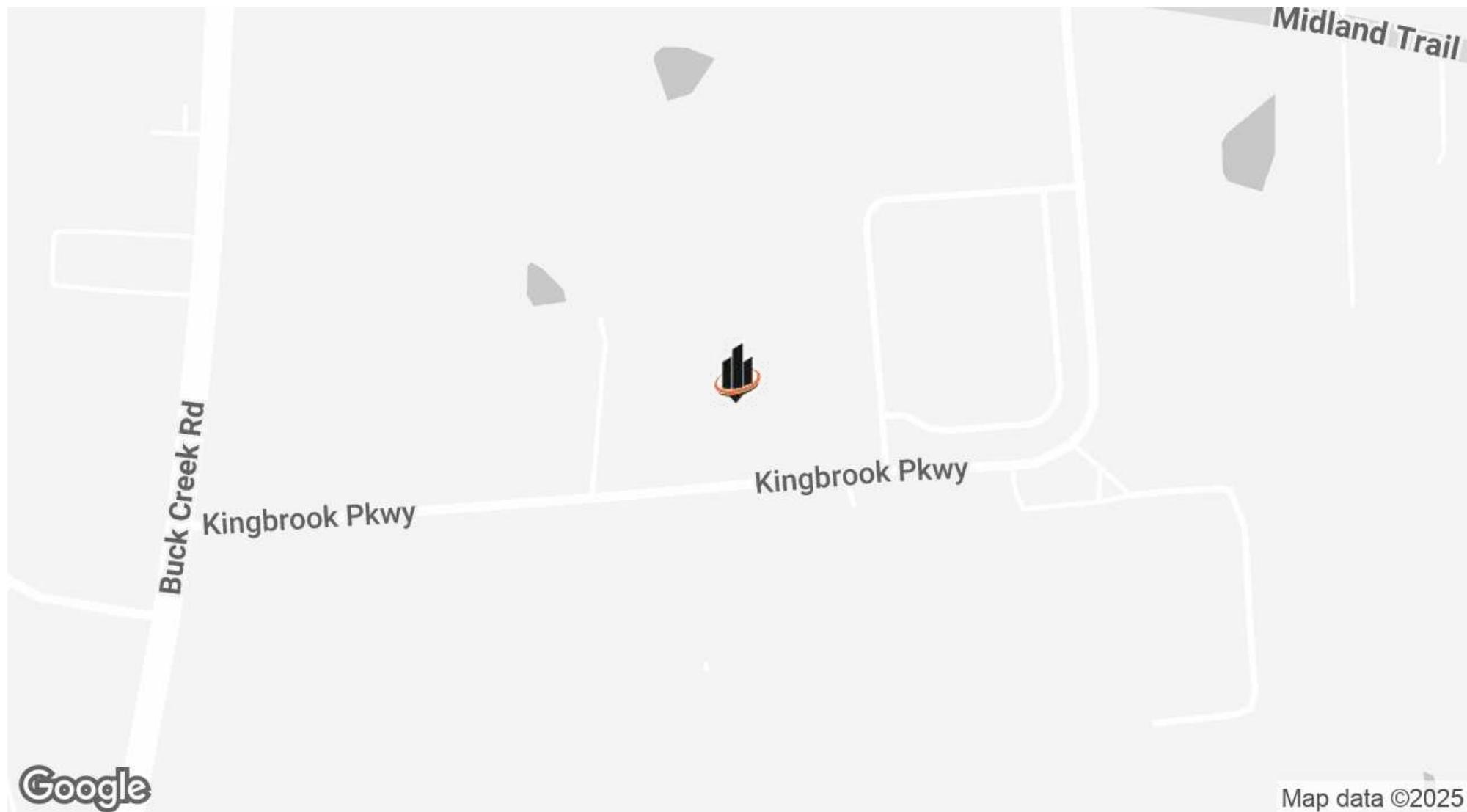
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

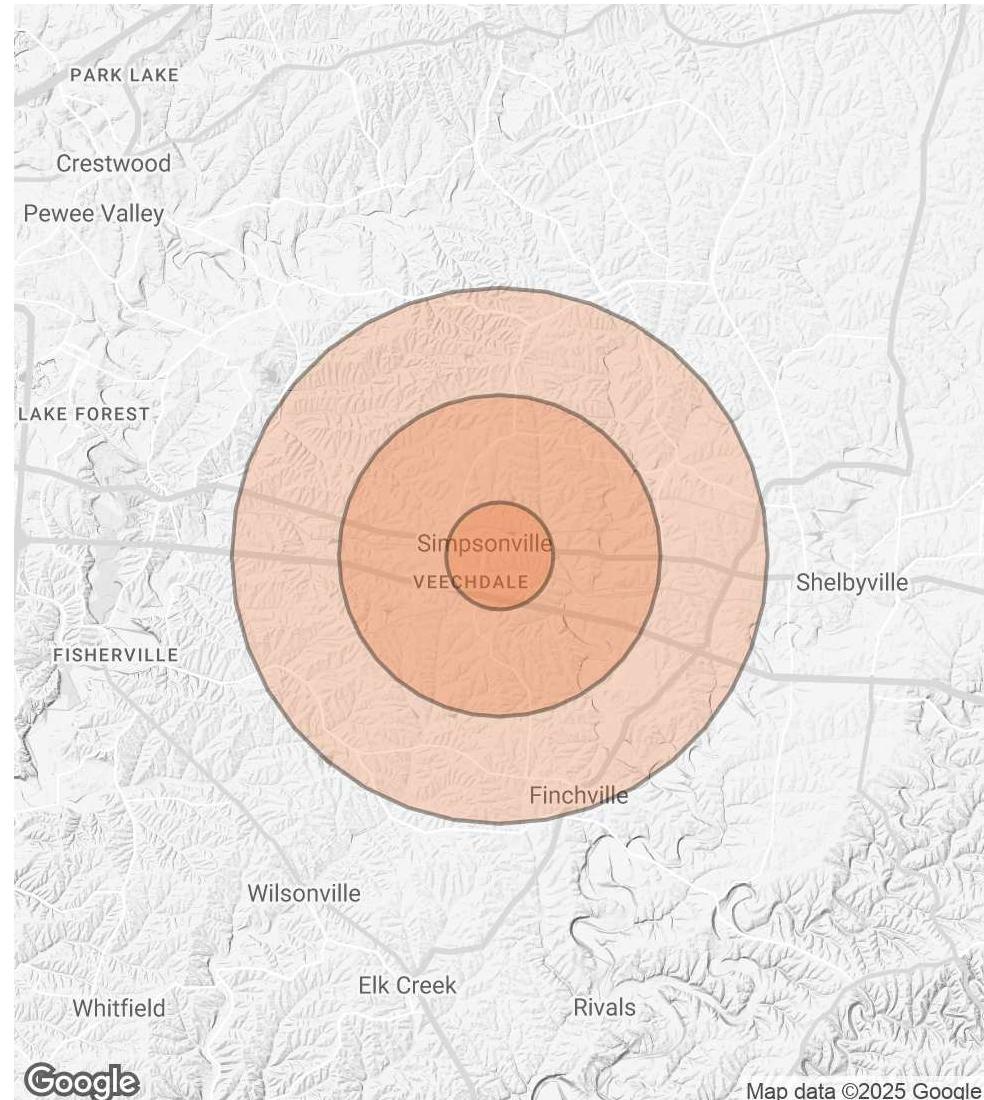
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	909	4,818	13,035
AVERAGE AGE	31.7	35.6	39.2
AVERAGE AGE (MALE)	31.4	33.1	37.5
AVERAGE AGE (FEMALE)	33.3	38.1	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	331	1,686	4,686
# OF PERSONS PER HH	2.7	2.9	2.8
AVERAGE HH INCOME	\$88,452	\$101,462	\$121,147
AVERAGE HOUSE VALUE	\$217,993	\$301,702	\$341,974

2020 American Community Survey (ACS)



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MEET THE TEAM

Biography



Ron Caughron, SIOR, CCIM, Senior Advisor
Advisor

Ron Caughron has been a licensed realtor since July 2004. Before joining SVN/Menish Commercial Real Estate, he was Owner and Managing Director of SVN/Premier CRE & Auctions he was also a broker with RE/MAX Performance Realty/Commercial Division in Shelbyville, KY, a small town about 20 miles east of Louisville, KY where he still resides.

Before that he spent a successful 30 year career in financial services where he attained top management positions and a continual record of high performance. He also served on the Board of Directors and as President of the Kentucky Consumer Finance Association and also on the Board of Directors of the Indiana Consumer Finance Association.

He has been and continues to be active in his community as a past member of the Board of Directors of the Shelbyville Country Club, one of the founders and past president of the Shelby County Community Charities, and also formerly served as Vice Chairman of the board of The Shelby County Community Foundation a former board member of the Shelbyville, KY Kiwanis Club, past Board member of Kosair Charities and past board member of the Shelby County Chamber of Commerce, He currently serves as Board Treasurer of The Masonic Homes of Kentucky, Board of the Dorman Preschool Center, Board member of UL Shelbyville Hospital and Board member of UL Health Foundation.

He holds the elite Society of Industrial and Office Realtors (SIOR), Certified Commercial Investment Member (CCIM) designation, as well as, the Certified International Property Specialist designation (CIPS) is highly motivated and he believes in giving superior customer service and has what he calls "the Sundown Rule", if you leave him a message he will make every attempt to contact you back before the day is over.

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Gary Smith
Senior Advisor

Gary W. Smith serves as a Senior Advisor for SVN - Menish Commercial Real Estate in Louisville, Kentucky. He specializes in the sale of retail, industrial and office properties. His involvement in the transportation and non-profit boards in several communities provides access to key people in the financial investment community. Prior to joining SVN-Menish, Smith spent 15 years with Sperry Van Ness Ward Commercial Group and Re/Max Commercial Brokers.

Prior to his venture into real estate, Smith spent 36 years with the L&N, Seaboard and CSX Railroads in many capacities including Manager of Coal Operations, Manager of Train Operations system wide. Electing not to transfer to the headquarters in Jacksonville, I elected to stay in Louisville and retire as the Trainmaster of Industrial Operations for Louisville and the Southern Indiana Area. Industrial and Business development was a primary responsibility as well as client relations for shippers as Ford Motor Company, General Electric and Colgate Palmolive Co.

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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.

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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.

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