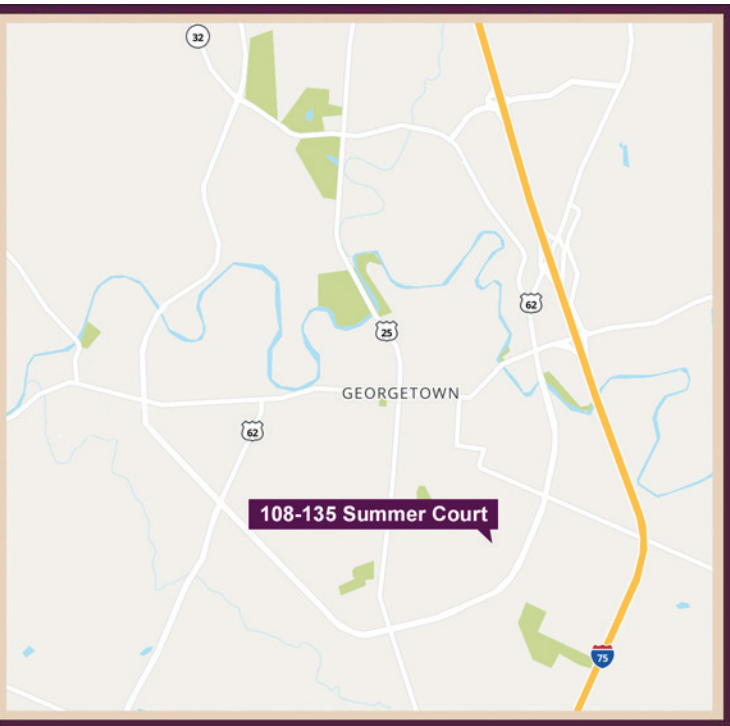


# LEASING OPPORTUNITY

## 108-135 SUMMER COURT

108-135 Summer Court, Georgetown, Kentucky



### OPPORTUNITIES

- \* 250,000 SF industrial facility that can be leased in 100,000 or 50,000 SF spaces.
- \* Located in Kentucky's fastest-growing county, Scott.
- \* Equipped for manufacturing, warehousing, and/or distribution with 30' clear heights, 27 dock doors, three drive-in doors, 400-600 AMP 3-phase power, and ±14,000 SF of office space.
- \* Overflow parking available nearby.
- \* Georgetown is home to the largest Toyota Manufacturing plant in the world and roughly 5 miles from the facility.

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**Equity**  
Management  
Group, Inc.

Leasing Representative: **Jason Taylor**  
jtaylor@equity-management.com

Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612  
Equity Management Group \* 840 East High Street \* Lexington, KY 40502

# LEASING OPPORTUNITY

## 108-135 SUMMER COURT

108-135 Summer Court, Georgetown, Kentucky

1 Available	50,000 SF
2 Available	100,000 SF
3 Available	100,000 SF
<b>Total GLA:</b>	<b>250,000 SF</b>



### PROPERTY SPECIFICS

<b>Zoned:</b>	1-1 Industrial
<b>Total Land Area:</b>	17.9 Acres
<b>Total GLA:</b>	250,000 SF
<b>Year Built:</b>	Two Phases - 1980/2001
<b>Traffic Count:</b>	21,902 VPD McClelland Circle & Frankfort Pike.

### PROPERTY ADVANTAGES

Situated in the Georgetown Industrial Park surrounded by major businesses FedEx, Vuteq, Minova, Johnson Controls, and Curtis Maruyasu. Located 22 miles north of Lexington.

### LOCATION

**Located at:** 108-135 Summer Court is just a half mile to McClelland Circle, which loops around the city of Georgetown. And only 2 miles to Interstate 75.

### Strong and Growing Demographics:

	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population Estimates:	25,925	46,190	86,240
Average Household Income:	\$98,688	\$103,359	\$107,585

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# LEASING OPPORTUNITY

## 108-135 SUMMER COURT

108-135 Summer Court, Georgetown, Kentucky

### PROPERTY OVERVIEW

<b>Address</b>	108-135 Summer Court, Georgetown, KY 40324
<b>Year Built</b>	Two phases - 1980 / 2001
<b>Building Area / Land Area</b>	250,000 SF / 17.9 Acres
<b>Zoning</b>	I-1 (Light Industrial)
<b>Construction/Dimensions</b>	Block/Metal; +/- 305' x 820'
<b>Ceiling Height</b>	+/- 30'
<b>Column Spacing / Floor Thickness</b>	50' x 30'/ 6" reinforced concrete
<b>Dock Doors/Drive-In Doors</b>	27 with hydraulic levelers / 3, 12'
<b>Roof</b>	Standing Seam Metal
<b>Parking Spaces</b>	+/- 165 car spaces, +/-20 trailer spaces
<b>Sprinkler</b>	Wet system; ESFR
<b>Power</b>	400-600 AMP 3P (per section of the building)
<b>Rail</b>	Yes - spur not currently active (RJ Corman)
<b>HVAC-Warehouse</b>	Suspended gas heat / Big Ass Fans
<b>Lighting</b>	LED



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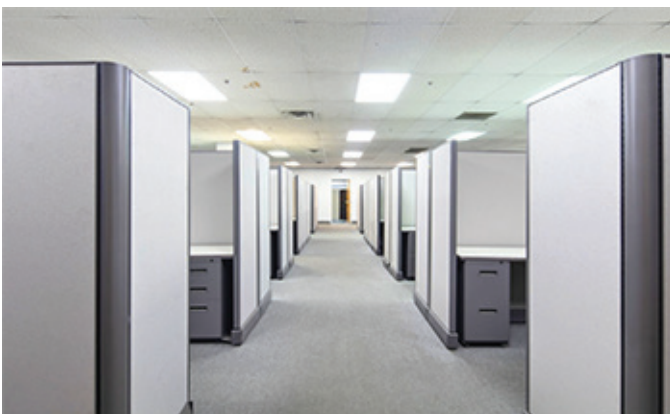
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# LEASING OPPORTUNITY

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*Photos of the property.*



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