



# Convenient Office/Flex Space FOR LEASE



**709 Allenridge Point**

**LEXINGTON, KY 40510**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### CONVENIENT OFFICE/FLEX SPACE FOR LEASE

709 ALLENRIDGE POINT  
LEXINGTON, KY 40510

#### OFFERING SUMMARY

LEASE RATE:	\$9.50 SF/yr (MG)
BUILDING SIZE:	14,976 SF
AVAILABLE SF:	6,000 SF
LOT SIZE:	±1.4 AC



## PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to offer for lease this 6,000 SF flex suite at 709 Allenridge Pt in Lexington, KY — a rare flex availability in the tightly held I-1 industrial node at Old Frankfort Pike and New Circle Road. Former home of Lexcut Lawncare, the suite pairs two finished front offices with open warehouse offering 17'1" eave height rising to 18'7" clear at center, plus grade-level drive-in access and a rear laydown yard — all within a 14,976 SF multi-tenant building on a 1.4-acre site. Immediate neighbors include UniFirst, Advantage Linen, Valley Interior Products, Extra Space Storage, and Fayette County Public Schools facilities. Offered at \$9.50/SF/yr (MG). Ideal for contractors, trades, landscape and service operators, or light distribution users seeking affordable office + warehouse in one address, minutes from downtown Lexington.

Please contact Justin Ryder, CCIM at 859-447-3285 // [Justin.Ryder@svn.com](mailto:Justin.Ryder@svn.com).

## PROPERTY HIGHLIGHTS



- Rare sub-\$10 flex rate in Lexington's supply-constrained flex market
- 6,000 SF flex suite in a 14,976 SF multi-tenant building on ±1.4 acres
- Current tenant vacating July 2026
- ±460 SF of finished office (the two rooms)
- One restroom
- 17'1" eave height rising to 18'7" clear at center
- Grade-level drive-in door, ±12' H
- 3-Phase power
- Tenant pays all utilities: electric, gas, water, sewer
- Established Old Frankfort Pike industrial node – UniFirst, Advantage Linen, Valley Interior Products, Extra Space Storage
- Immediate access to New Circle Rd (73,362+ VPD) and Old Frankfort Pike (4,635+ VPD)
- Minutes to downtown Lexington and all points via New Circle Road

# AERIAL

 LEXINGTON

New Circle Rd. | 73,362 + VPD

 Fayette County Public Schools

Old Frankfort Pike | 4,635 + VPD



 SVN  
Subject Property

**UniFirst**

**ExtraSpaceStorage**

Allenridge Point

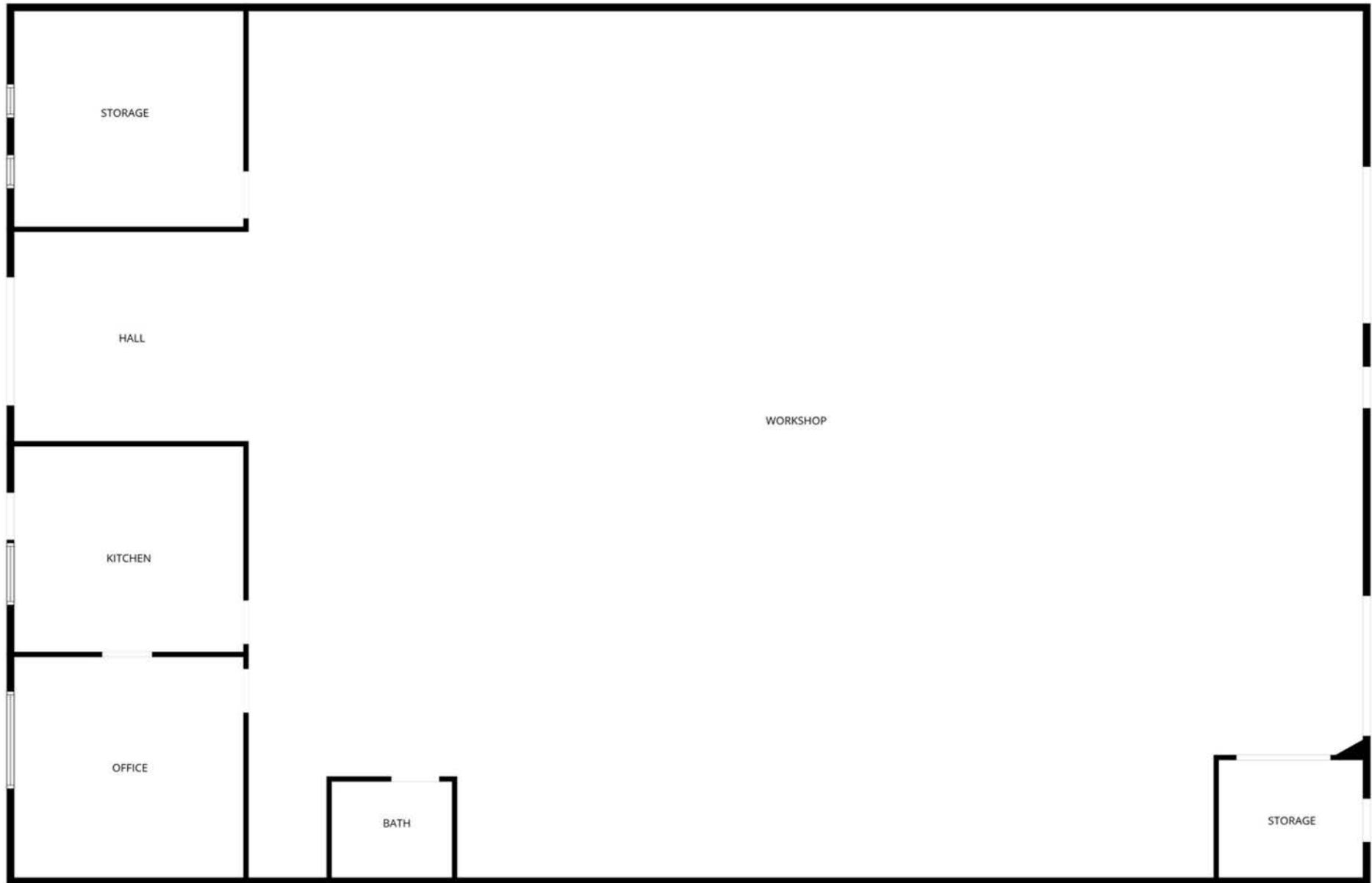
**Valley**  
Interior Products  
A GMS COMPANY



# ADDITIONAL PHOTOS



# FLOOR PLAN



## ADVISOR BIO



**JUSTIN RYDER, CCIM**

Advisor

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### PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a dedicated Green Egg grilling connoisseur.

**SVN | Stone Commercial Real Estate**

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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.