



For Lease: Commercial/Flex Building



2001 Family Circle

LEXINGTON, KY 40505

PRESENTED BY:

JOHN BUNCH, SIOR

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PROPERTY SUMMARY

FOR LEASE: COMMERCIAL/FLEX BUILDING

2001 FAMILY CIR
LEXINGTON, KY 40505

OFFERING SUMMARY

| | |
|----------------------|--------------------|
| LEASE RATE: | \$9.50 SF/yr (NNN) |
| AVAILABLE SF: | 15,755 SF |
| LOT SIZE: | 1.28 Acres |



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market this well-configured commercial/flex building at 2001 Family Circle in Lexington, KY. The property offers an outstanding blend of warehouse functionality and quality office and showroom space. Built in 1989 and zoned B-3, the property suits distribution, service contractors, building supply, or businesses requiring a professional showroom presence alongside operational warehouse space.

The warehouse comprises approximately 11,000 square feet of open space with a 22-foot clear height, two dock-high loading doors with levelers, and a 12' x 14' grade-level drive-in door providing flexible ingress and egress for freight, equipment, and fleet vehicles. The balance of the building delivers finished office and showroom space, offering a polished front-of-house environment to receive customers, clients, and sales staff.

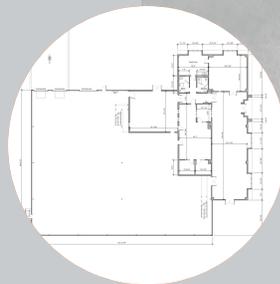
The 1.28-acre site provides ample on-site parking and yard area to support day-to-day business operations. The B-3 zoning designation accommodates a broad range of commercial and industrial users, offering flexibility for a variety of business types.

PROPERTY HIGHLIGHTS

- ±15,755 SF total building area
- ±11,000 SF warehouse | 22' clear height
- 2 dock-high doors with hydraulic levelers
- 12' x 14' grade-level drive-in door
- Finished office and showroom space
- 1.28-acre site with on-site parking
- Asking rate: \$9.50/SF/YR + NNN
- Zoned B-3 | Built 1989
- Established Family Circle corridor | Lexington, KY



**2 DOCKS
1 DRIVE-IN**



**11,000 SF
WAREHOUSE**



**NEW CIRCLE RD
ACCESS**

AERIAL



LEXINGTON

Downtown 2 Miles



Winchester Rd | VPD 43,440



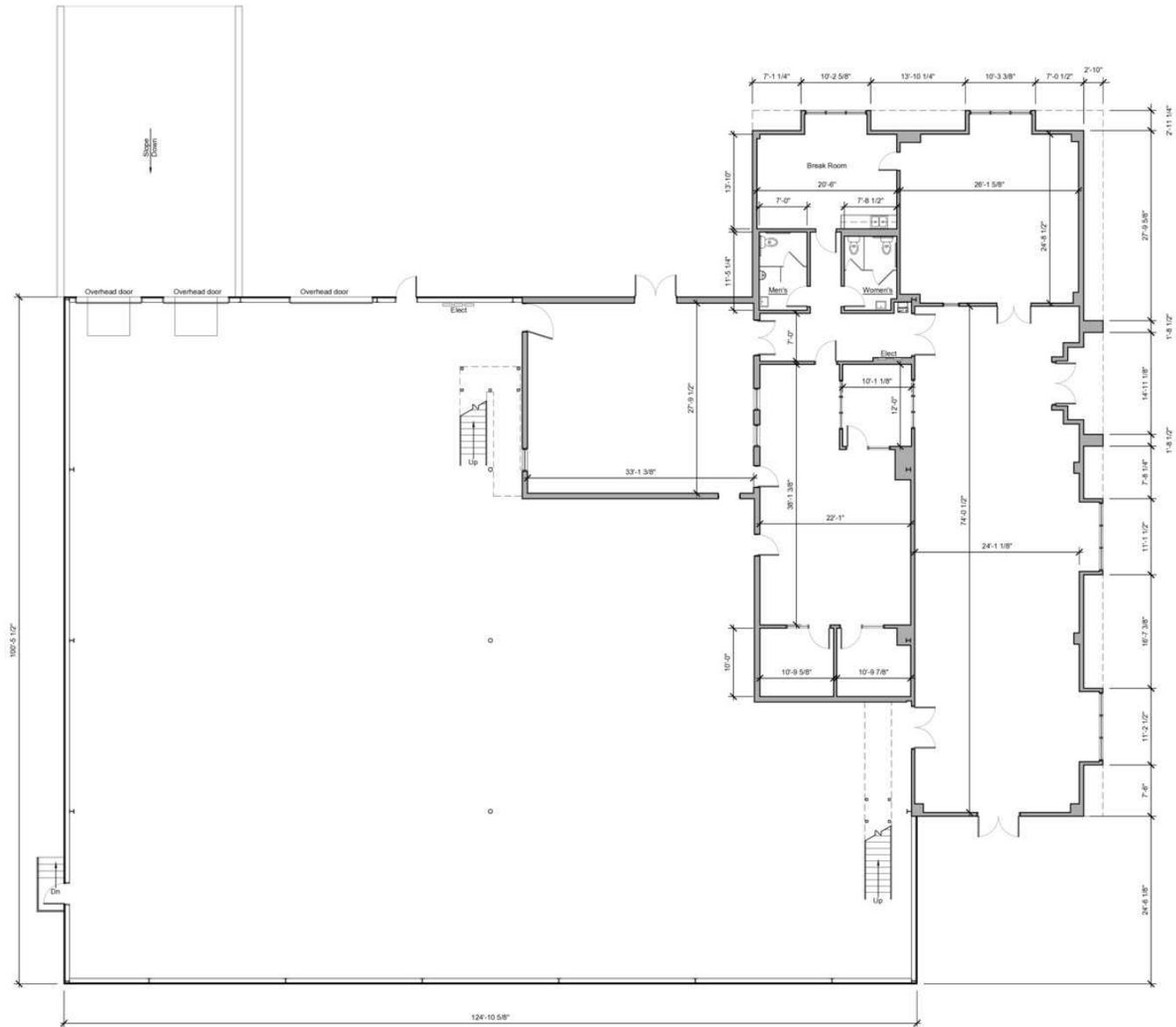
Family Circle

New Circle Rd | VPD 39,424



For marketing purposes only;
exact locations not warranted

FLOOR PLAN





JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com

Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial Real Estate division.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

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.