

LEASE

# 132,816 SF OF CLASS A WAREHOUSE SPACE FOR LEASE

440 GREENDALE ROAD, LEXINGTON, KY 40511



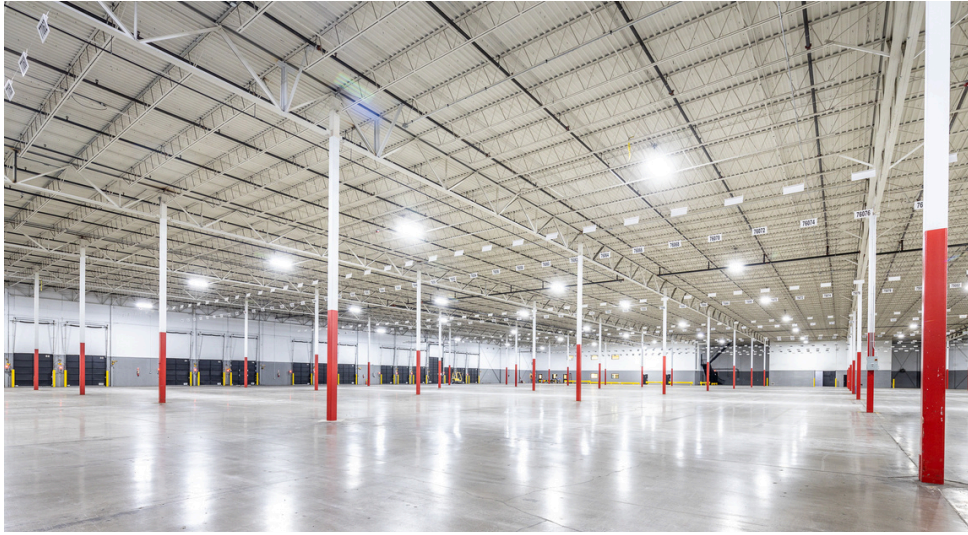
PRESENTED BY:

John Bunch, SIOR

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## PROPERTY SPECIFICATIONS



**JOHN BUNCH, SIOR**

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440 GREENDALE ROAD | Lexington, KY 40511

## BUILDING INFORMATION

<b>TOTAL SIZE:</b>	132,816 SF
<b>ZONING:</b>	I-1 (Light Industrial)
<b>OFFICES:</b>	12,000 SF, 2 floors (takes 6,000 SF of floor space)
<b>CLEAR CEILING HEIGHT:</b>	24'-29'
<b>BAY SIZES:</b>	40'x50'
<b>LIGHTING:</b>	Motion sensor activated 6-bulb LED
<b>DOCK DOORS:</b>	17 (11: 8'6" X 10'; 6: 10' X 10') all with levelers, 1 overhead drive-in door (12'X14'), all doors have Dok-Lok trailer restraints
<b>FLOOR:</b>	6 1/2" reinforced concrete
<b>ROOF:</b>	Insulated built-up R-19 (re-roofed in 2011)
<b>ELECTRIC:</b>	Kentucky Utilities, 800 amps, 480/227, 3-phase
<b>EXTERIOR PAVING:</b>	8" reinforced concrete
<b>WATER:</b>	Kentucky American Water: 2" line
<b>SEWAGE:</b>	Lexington-Fayette Urban County Government, 6" line
<b>NATURAL GAS:</b>	Columbia gas, 6" main to 2" line on-site
<b>RESTROOMS:</b>	7 total: 3 men, 3 women, 1 drivers
<b>FANS:</b>	4 Big Ass HVLS fans



# PROPERTY AERIAL







## LOCATION MAP

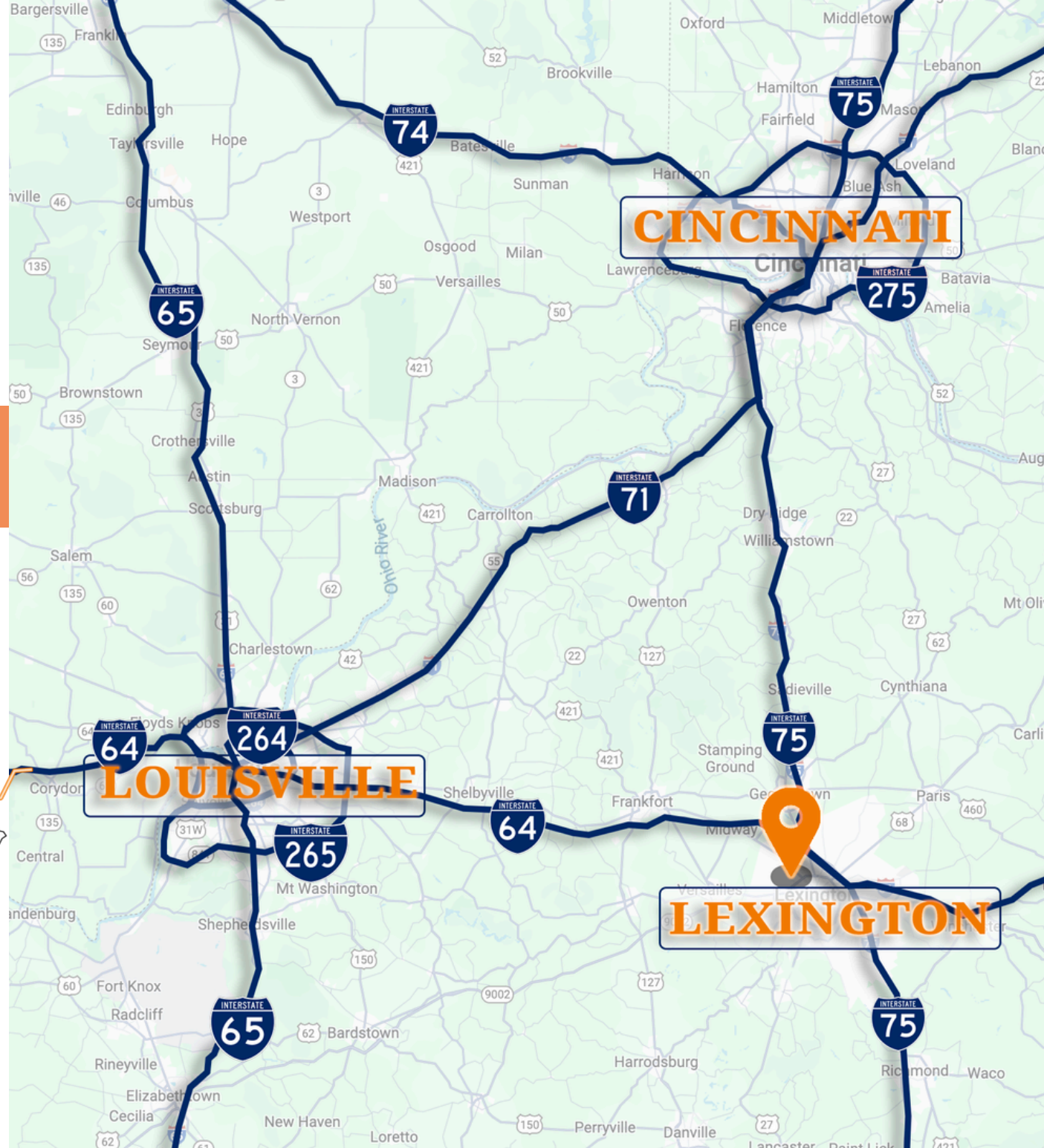
Lexington, Kentucky is recognized as a prime location for industrial and commercial real estate. With a strong economy, strategic location, and excellent infrastructure, the city is ideal for business growth. Its high rankings in quality of life, public safety, and innovation make it an attractive destination for industrial and commercial investments.



### Distance to Major Cities:

**Louisville:** Less than 73 miles

**Cincinnati:** Less than 80 miles





## ADVISOR BIO



### JOHN BUNCH, SIOR

Senior Advisor

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#### EDUCATION

Bachelors (Business) - University of Kentucky



#### MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors



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

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

#### 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.