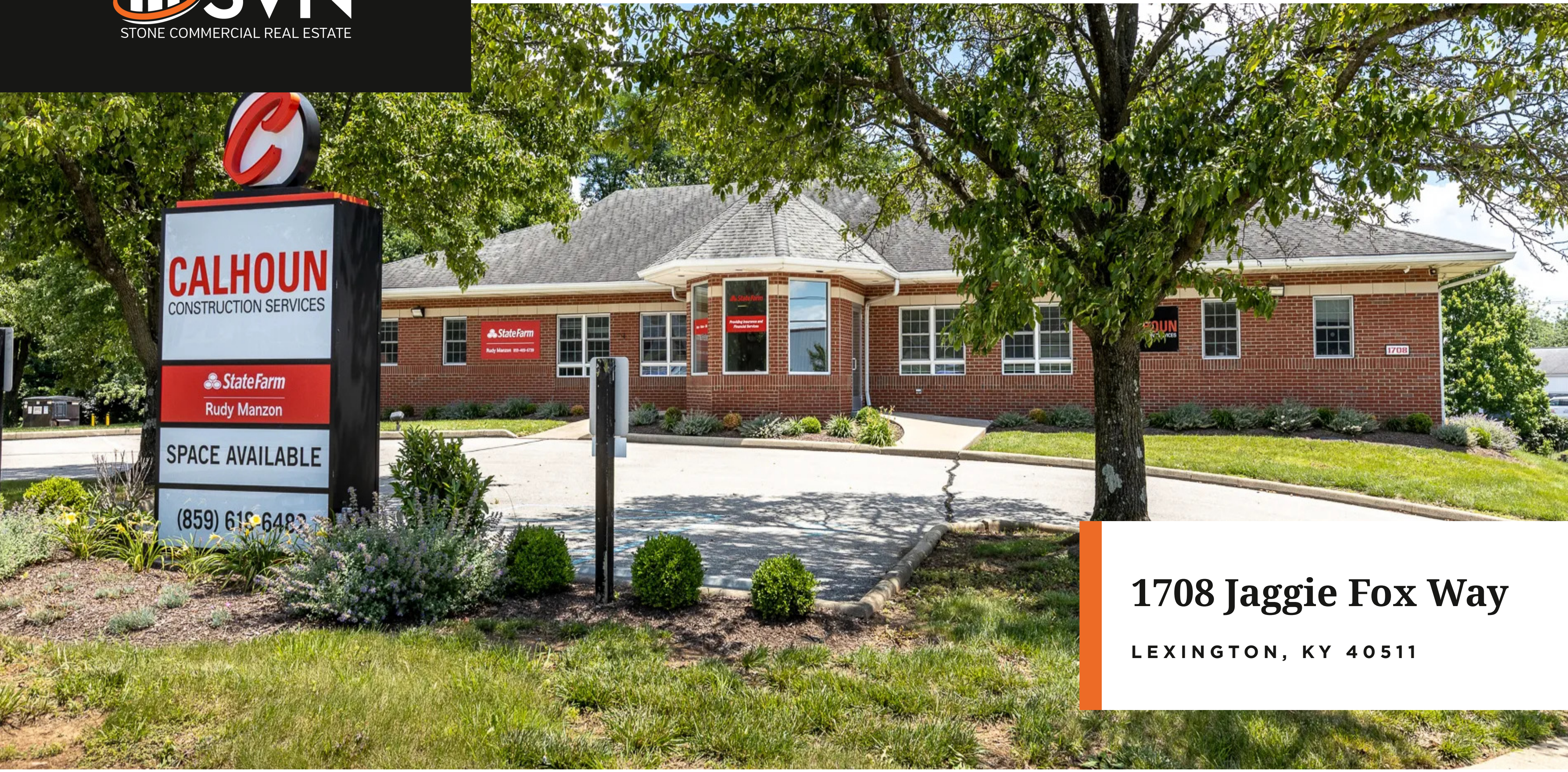
STONE COMMERCIAL REAL ESTATE

# For Sale: 6,800 SF Office / Industrial Building




## 1708 Jaggie Fox Way

LEXINGTON, KY 40511

**PRESENTED BY:**

**HARRISON LANE**
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harrison.lane@svn.com

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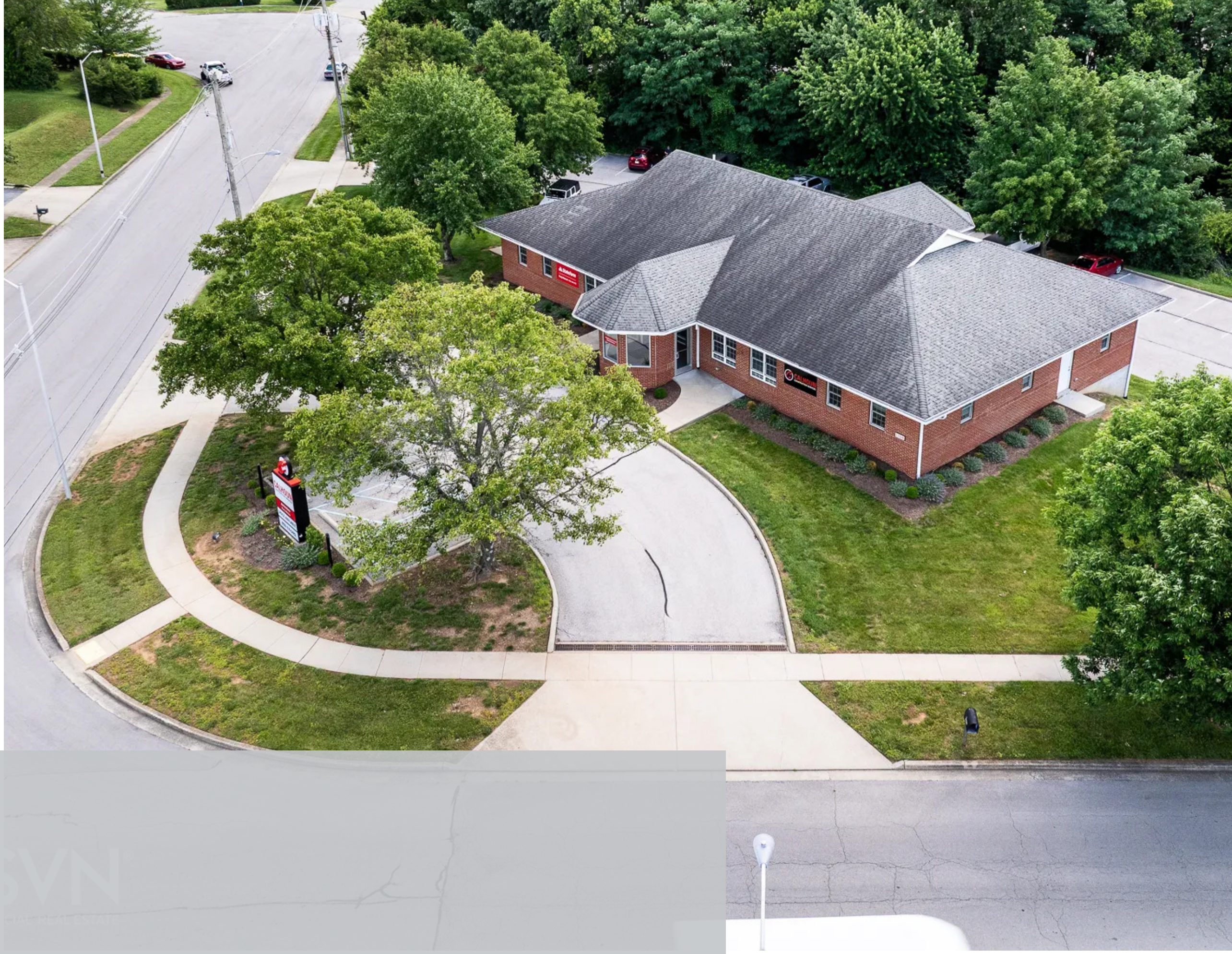
# PROPERTY SUMMARY



## 6,800 SF INDUSTRIAL OFFICE FOR SALE

1708 JAGGIE FOX WAY
LEXINGTON, KY 40511

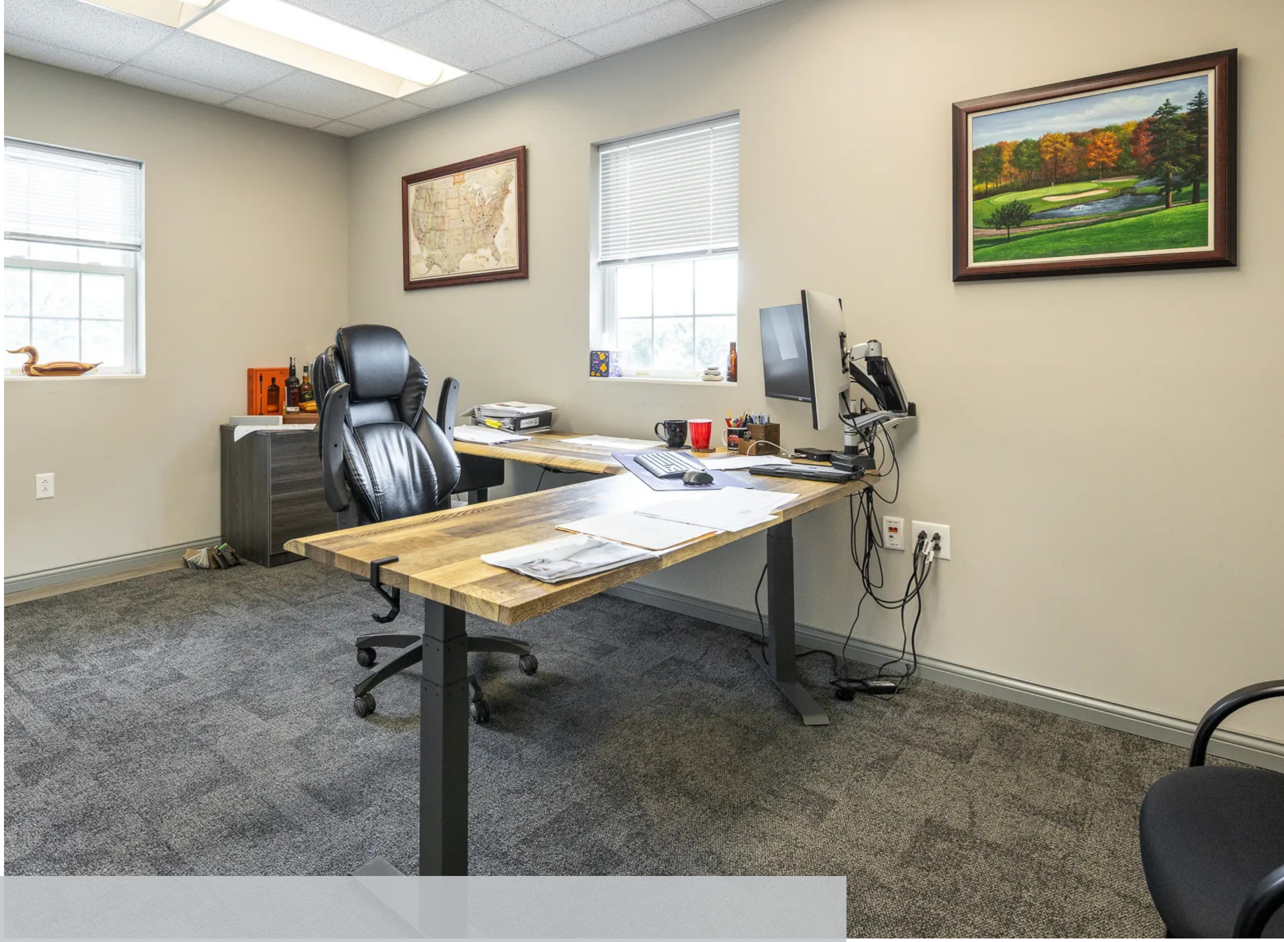
| OFFERING SUMMARY | |
|---|---|
| SALE PRICE: | $975,000 |
| BUILDING SIZE: | 6,800 SF |
| LOT SIZE: | 1 Acre |
| PRICE / SF: | $143.38 |

## PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present for sale a hard-to-find stand alone office building in Lexington, Ky. 1708 Jaggie Fox Way contains a total of ~6,800 SF on a spacious 0.99 acre corner lot with ample parking. The visibility at the corner of Maggard Drive and Jaggie Fox is tremendous, with large monument signage available out front. The main level is ~5,034 SF of well appointed office space that has two front entrances and a side entrance. There is a large foyer, 11 private offices, 2 conference rooms, and 6 semi-private offices. The main level has 4 private restrooms, a kitchenette, and bonus storage. There is a large open space that could be utilized for cubicles, trainings, or presentations for a large group. The lower level consists of ~1,764 SF and includes its own private entrance in to the building, along with a roll up door that is convenient for accepting deliveries. The lower level is best utilized for storage or smaller warehouse uses and does have natural light.

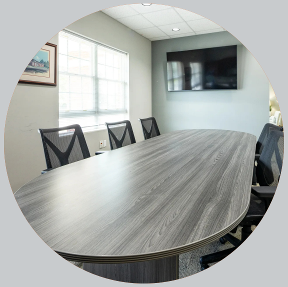
An ALTA survey and construction plans are available upon request. Contact Harrison Lane at (859-537-1051) or Harrison.Lane@svn.com for more information and to see the property in person.

# PROPERTY HIGHLIGHTS



- Rare stand alone office building in Lexington
- ~6,800 total SF (5,036 SF on main level)
- 0.99 AC lot with abundant parking
- Pristine interior condition

EXCEPTIONAL CONDITION



CONFERENCE SPACES

PRIVATE AND COLLABORATIVE OFFICES

# AERIAL

Publix
Citation Blvd | 15,542 VPD
Georgetown Rd | 28,335
SVN
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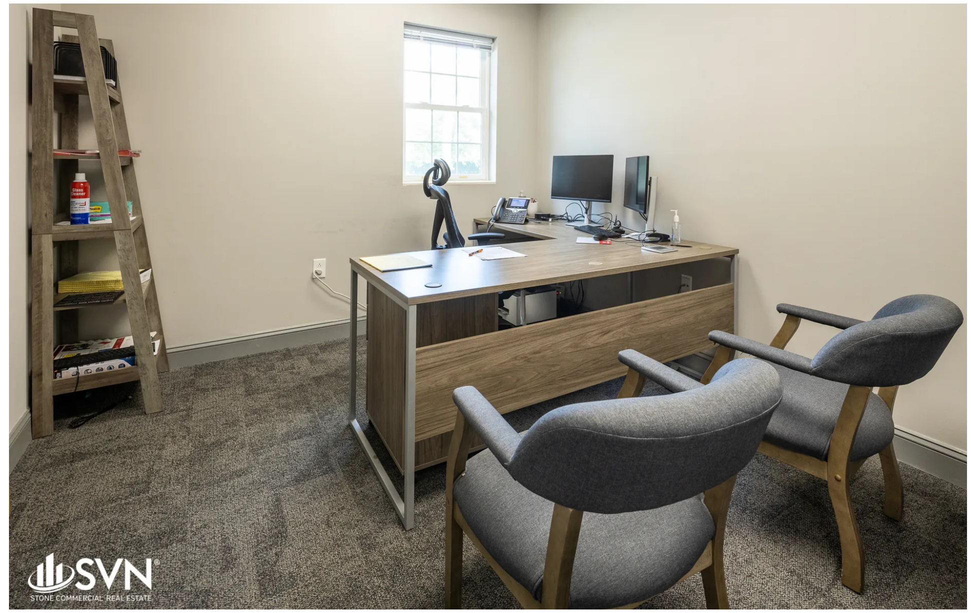
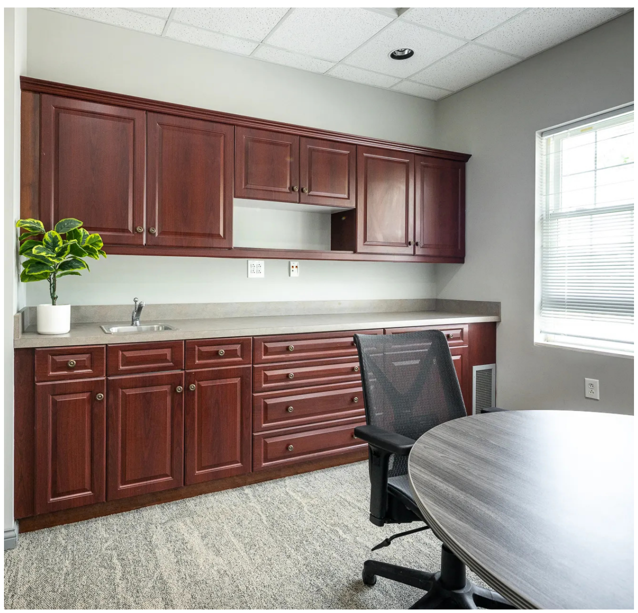
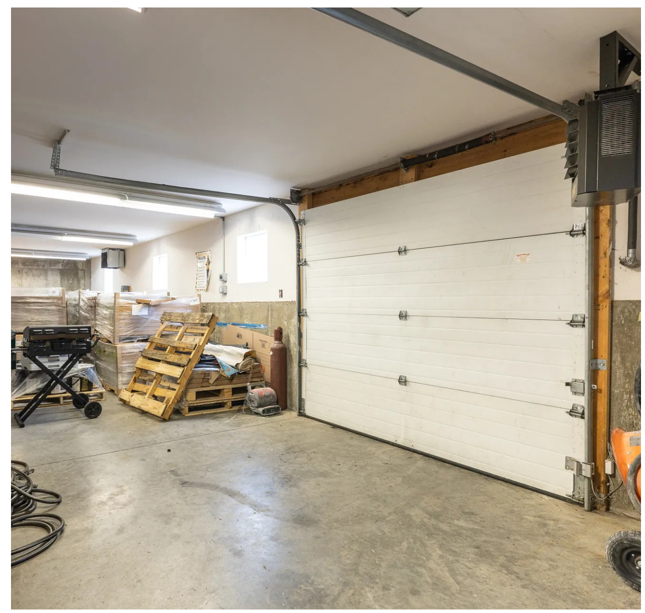
Subject Property
Jaggie Fox Way
SVN
STONE COMMERCIAL REAL ESTATE

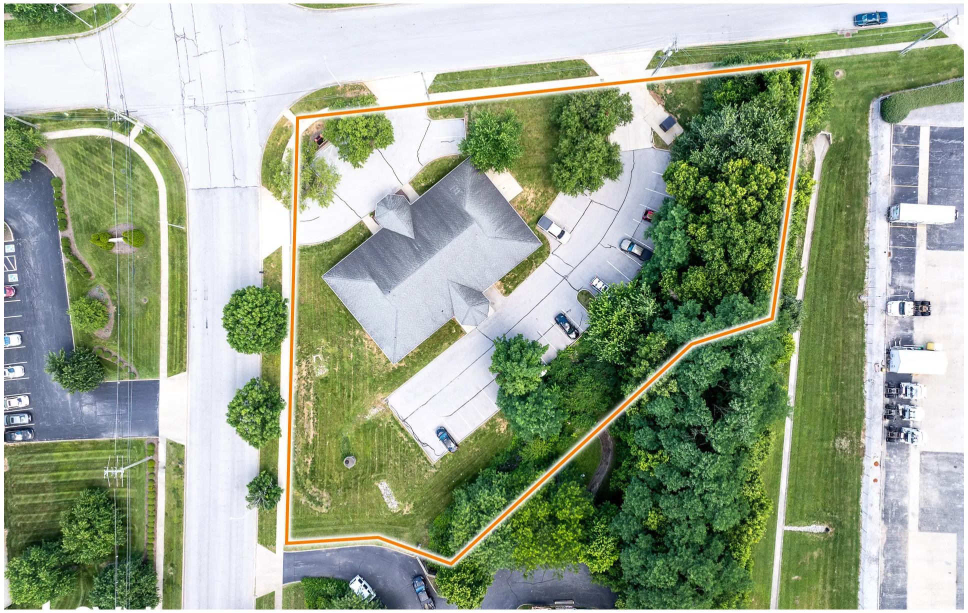
# INTERIOR PHOTOS

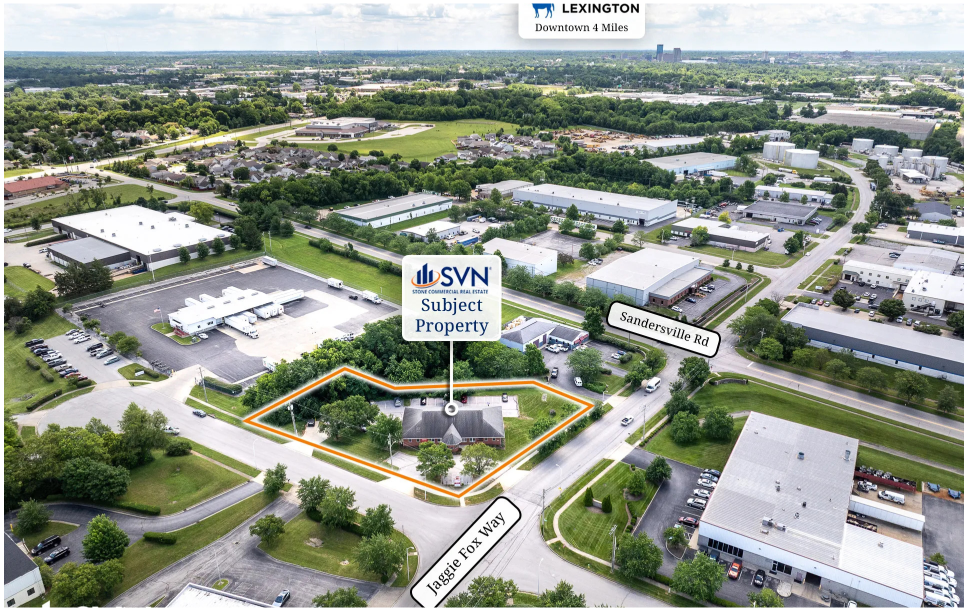



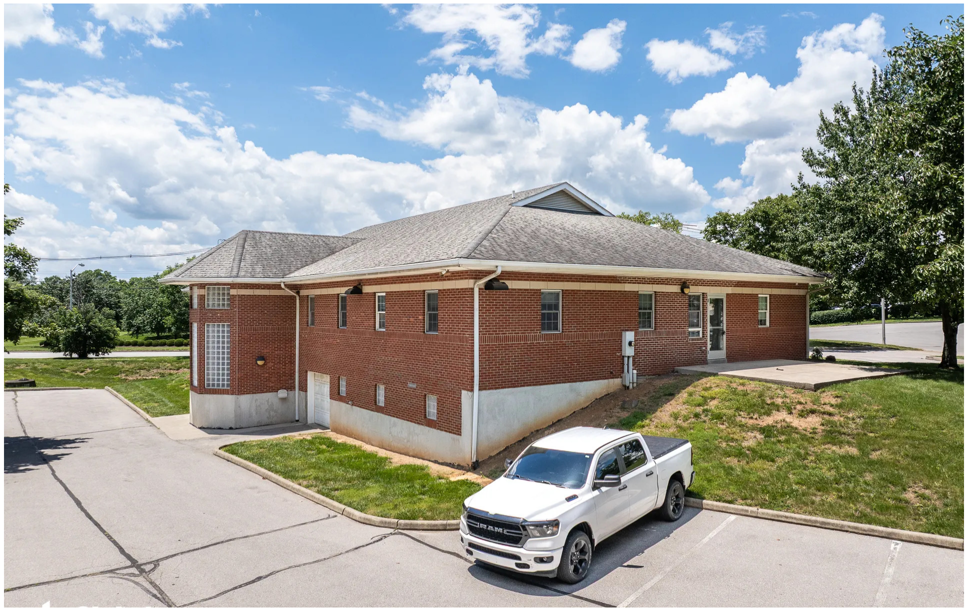



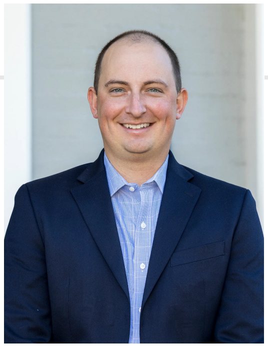



# EXTERIOR PHOTOS







**HARRISON LANE**

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Cell: **859.537.1051**

**PROFESSIONAL BACKGROUND**

A Lexington native and Transylvania University alum, Harrison Lane brings a diverse and dynamic background to his dual roles as a commercial real estate advisor and business broker. Since joining SVN Stone Commercial Real Estate in May 2021, Harrison has developed a reputation for guiding clients across all property types—including multifamily, retail, industrial, office, land, and flex assets. His ability to provide seamless sales and leasing services throughout Central Kentucky makes him a versatile, one-stop resource for owners, investors, and end-users alike.

In addition to CRE, Harrison serves as a trusted business broker in Central Kentucky with Bluegrass Business Advisors, helping clients navigate sales, acquisitions, valuations, and confidential marketing. He’s skilled at matching buyers and sellers, managing negotiations, and orchestrating a blend of real estate and small business transactions. Harrison is a member of the International Business Broker's Association (IBBA). Whether transitioning a business to new ownership or exploring investment opportunities, he delivers personalized guidance with integrity, discretion, and strategic vision. When Harrison is not chasing his little boy around or closing deals... he enjoys playing golf, supporting Transylvania and UK athletics, and serving through local ministries.

**SVN | Stone Commercial Real Estate**
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Lexington, KY 40508
859.264.0888


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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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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.