

SUBLEASE

Industrial Warehouse For Sublease in Lexington, KY

1050 ENTERPRISE DR

Lexington, KY 40510

PRESENTED BY:

JOHN BUNCH, SIOR

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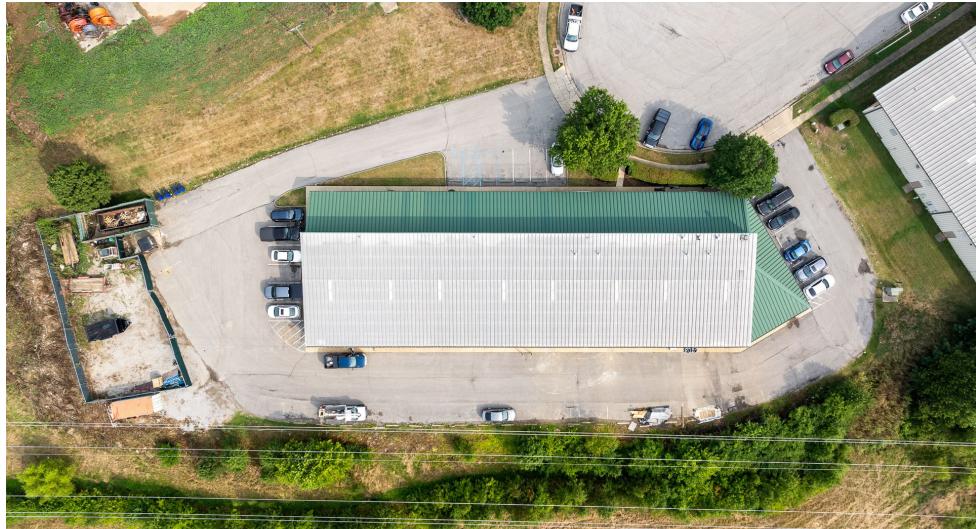
GABE MEASNER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to offer a versatile industrial flex space located at 1050 Enterprise Drive in Lexington, Kentucky. The available space comprises approximately 3,500 square feet and offers flexibility to accommodate a variety of user requirements.

The space features an updated, functional office layout that includes private offices, open areas suitable for cubicle use, restrooms, and break areas. The balance of the space is dedicated to warehouse use, offering 20-foot clear heights sloping to 18-foot eaves, gas-fired forced-air heating, and a 10-foot by 12-foot automatic grade-level drive-in door.

Situated within the highly desirable Enterprise Industrial Park in Lexington's Northwest Industrial Corridor, the property benefits from excellent access to Interstate 75 and Interstate 64, both located within five miles, allowing for efficient connectivity throughout Lexington and the surrounding Central Kentucky region.

For more information and to schedule a time to see the property, please contact Gabe Measner at 859-630-7106 or gabe.measner@svn.com

OFFERING SUMMARY

SUBLEASE RATE:	\$10.50 SF/yr (NNN)
AVAILABLE SF:	3,500 SF
BUILDING SIZE:	15,056 SF

PROPERTY HIGHLIGHTS

- 3,500 SF
- Office and Warehouse space
- 20' clear sloping to 18'
- Two 10 x 12 grade automatic grade level doors
- Gas fired forced air heat in warehouse

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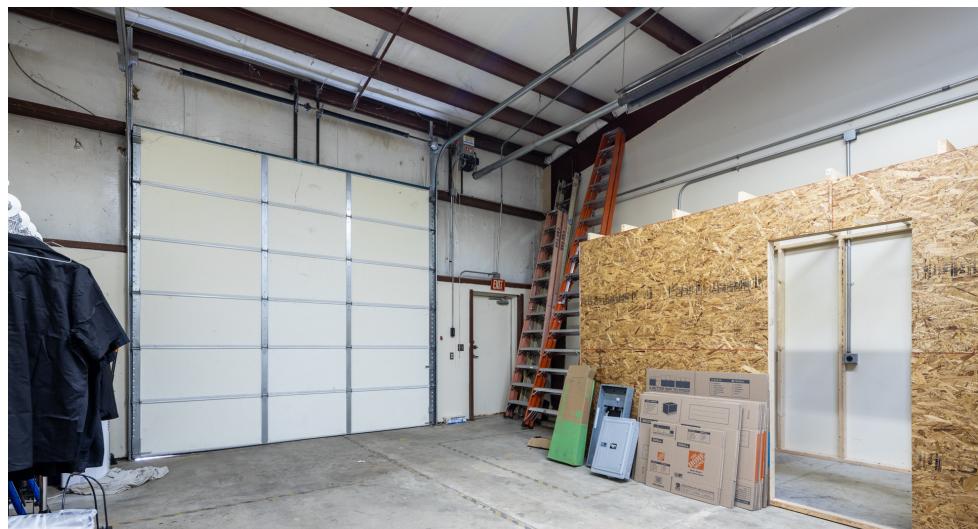
ADDITIONAL PHOTOS



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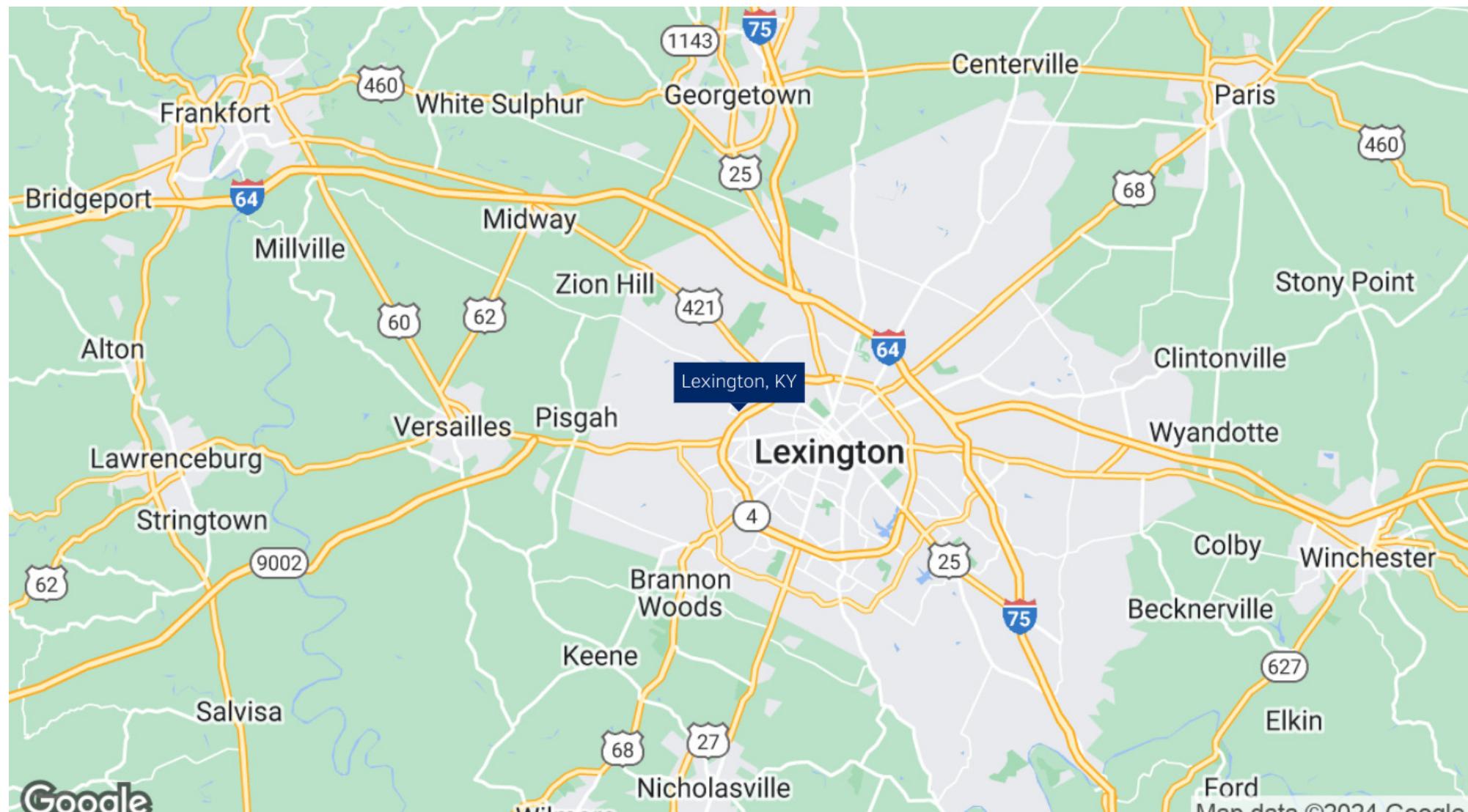
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INDUSTRIAL WAREHOUSE FOR SUBLLEASE IN LEXINGTON, KY |

SVN | STONE COMMERCIAL REAL ESTATE

LOCATION MAP



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ADVISOR BIO



JOHN BUNCH, SIOR

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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 of SVN Stone Commercial Real Estate.

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 Corp and a top producer amongst the firm nationwide being recognized for superior performance since 2017 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022 and 2025. 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 space globally. He sits on the Board for the Kentucky chapter.

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 as well as their four children. In his free time, 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

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PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than \$20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

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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.

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