

INDUSTRIAL SPACE FOR LEASE



BLOCK+LOT



Amy Mellinger
859.619.5369
Amy@BALRealEstate.com

2025 JAMES HOWARD DRIVE
Richmond, KY 40475



Lucas Witt
859.948.5646
Lucas@BALRealEstate.com

Block and Lot is pleased to present a premium industrial facility in the established Richmond Industrial Park.

This property is strategically located less than 4 miles from I-75 via Exit 83/Duncannon Lane, providing convenient access and making it an ideal choice for a company seeking industrial space in a prime location.

PROPERTY DESCRIPTION



KEY FEATURES

LEASE RATE: \$6.50 PSF + NNN

C.A.M.: \$1.25 SF

AVAILABLE SF: 39,555 SF - 80,000 SF, expandable to 110,000 SF

ROOF: Standing Seam Metal

CLEAR HEIGHT: 21' - 24'

FLOOR TYPE: 6" Reinforced Concrete

DOCK DOORS: 10 with Shelters

DRIVE-IN DOORS: 2

LEVELERS: Yes

LIGHTING: LED

SPRINKLER SYSTEM: Wet

ZONING: Industrial

VEHICLE PARKING: 90

HVAC: Warehouse & Office Fully Climate Controlled

ELECTRIC: 3-Phase





RICHMOND INDUSTRIAL PARK SOUTH



AERIAL



AERIAL IMAGE



**3.8 MILES TO I-75
EXIT 83 - DUNCANNON LANE**



INTERSTATE ACCESSIBILITY



FLOOR PLAN

