



34,856 SF Industrial Warehouse w/ Offices For Lease



1460 Sunshine Lane

LEXINGTON, KY 40505

PRESENTED BY:

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PROPERTY SUMMARY

INDUSTRIAL WAREHOUSE WITH OFFICES FOR LEASE

1460 SUNSHINE LN
LEXINGTON, KY 40505

OFFERING SUMMARY

LEASE RATE:	\$7.25 SF/yr (NNN)
AVAILABLE SF:	34,856 SF
LOT SIZE:	1.93 Acres



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market this 34,856-sf stand-alone industrial warehouse on +/- 1.93 acres located at 1460 Sunshine Way in Lexington, KY. Built in 1998, the premises is steel-framed construction on a concrete slab foundation. The building features a functional 35/65 office-to-warehouse split, making it well suited for manufacturing, distribution, service contractors, or any operation requiring substantial shop space with professional office support.

The warehouse features 22' ceilings with a clear span design. Other warehouse features include but are not limited to: 4,000 amps of 480V/3-phase in-place power, three (3) dock height doors with levelers, two (2) oversized grade-level drive-in doors, forced air gas heat, additional mezzanine space, in-place overhead crane, and a backup generator.

The office component comprises approximately 35% of the building and includes private offices, open workstation areas, a conference room, a full breakroom with kitchen, and men's and women's restrooms.

Zoned I-1 (Light Industrial), the property sits just off East New Circle Road (State Road 4), one of Lexington's primary commercial arteries with over 36,000 vehicles per day. The I-64/I-75 interchange is approximately one mile away, providing direct access to the interstate system connecting Cincinnati, Louisville, and Knoxville. Downtown Lexington is just two miles to the east.

For further information on the property or to schedule a private tour please reach out to John Bunch, SIOR at 859.433.8911 or john.bunch@svn.com

PROPERTY HIGHLIGHTS

- 22' clear-span ceilings
- 4,000 amps of 480V/3-phase power already in place
- 3 dock-height doors with levelers
- 2 oversized grade-level drive-in doors
- Forced air gas heat
- Mezzanine storage
- In-place overhead crane
- Backup generator



**3 DOCKS
W/LEVELERS +
2 DRIVE-INS**



**OPEN WORKSPACES
+ PRIVATE OFFICES**



**CLOSE PROXIMITY
TO I-75 & I-64**

AERIAL

 **LEXINGTON**
Downtown 2 Miles


1 Mile

 **paul miller**
MOTOR COMPANY

Winchester Rd | VPD 43,440

 **INFINITI**

 **NAPA**

 **SVN**
STONE COMMERCIAL REAL ESTATE
Subject Property

 **ECKART**
WHOLESALE SUPPLIES

New Circle Rd | VPD 36,351

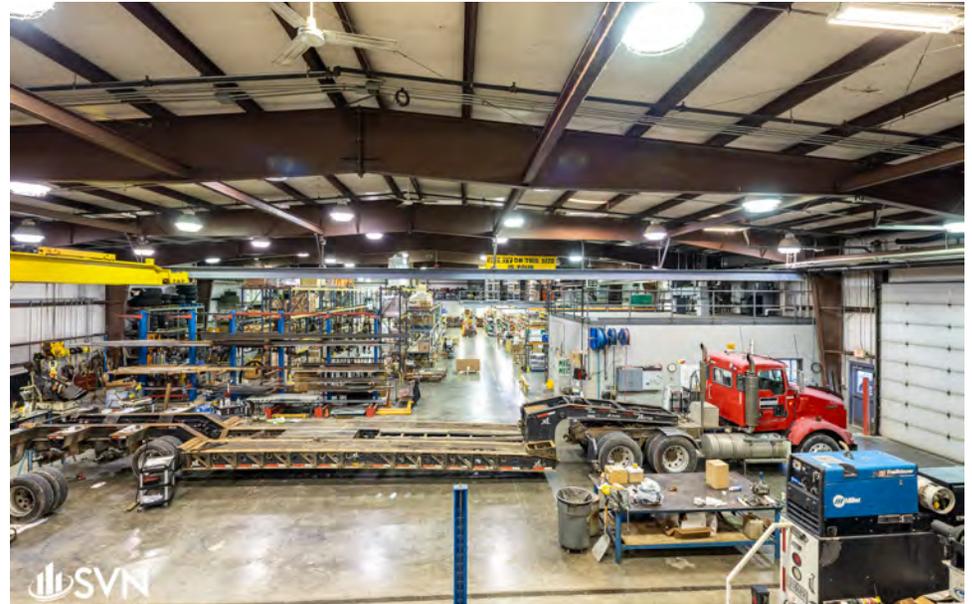
Sunshine Lane

Mueller
Distributors Since 1875
Roofing • Siding • Windows

 **SVN**

For marketing purposes only;
exact locations not warranted

WAREHOUSE PHOTOS



OFFICE PHOTOS





JOHN BUNCH, SIOR

Senior Advisor

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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.

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.