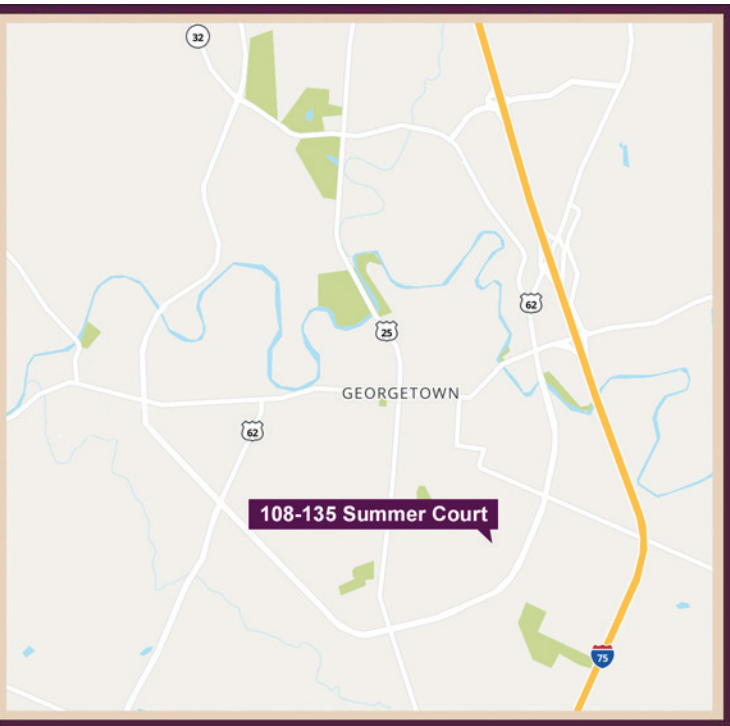


LEASING OPPORTUNITY

108-135 SUMMER COURT

108-135 Summer Court, Georgetown, Kentucky



OPPORTUNITIES

- * 250,000 SF industrial facility that can be leased in 100,000 or 50,000 SF spaces.
- * Located in Kentucky's fastest-growing county, Scott.
- * Equipped for manufacturing, warehousing, and/or distribution with 30' clear heights, 27 dock doors, three drive-in doors, 400-600 AMP 3-phase power, and ±14,000 SF of office space.
- * Overflow parking available nearby.
- * Georgetown is home to the largest Toyota Manufacturing plant in the world and roughly 5 miles from the facility.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity
Management
Group, Inc.**

Leasing Representative: **Jason Taylor**
jtaylor@equity-management.com

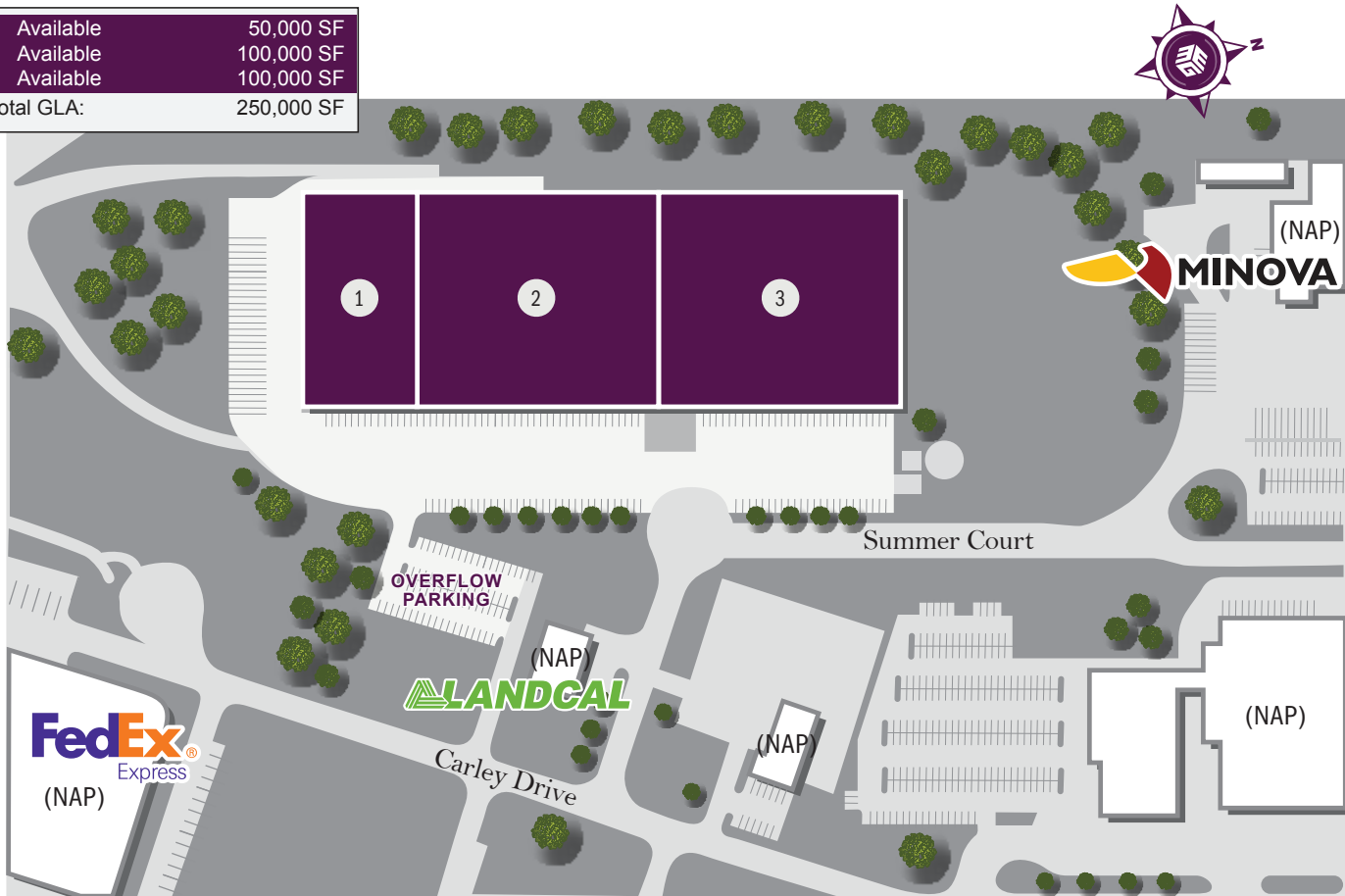
Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

108-135 SUMMER COURT

108-135 Summer Court, Georgetown, Kentucky

1 Available	50,000 SF
2 Available	100,000 SF
3 Available	100,000 SF
Total GLA:	250,000 SF



PROPERTY SPECIFICS

Zoned:	1-1 Industrial
Total Land Area:	17.9 Acres
Total GLA:	250,000 SF
Year Built:	Two Phases - 1980/2001
Traffic Count:	21,902 VPD McClelland Circle & Frankfort Pike.

PROPERTY ADVANTAGES

Situated in the Georgetown Industrial Park surrounded by major businesses FedEx, Vuteq, Minova, Johnson Controls, and Curtis Maruyasu. Located 22 miles north of Lexington.

LOCATION

Located at: 108-135 Summer Court is just a half mile to McClelland Circle, which loops around the city of Georgetown. And only 2 miles to Interstate 75.

Strong and Growing Demographics:

	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population Estimates:	25,925	46,190	86,240
Average Household Income:	\$98,688	\$103,359	\$107,585

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LEASING OPPORTUNITY

108-135 SUMMER COURT

108-135 Summer Court, Georgetown, Kentucky

PROPERTY OVERVIEW

Address	108-135 Summer Court, Georgetown, KY 40324
Year Built	Two phases - 1980 / 2001
Building Area / Land Area	250,000 SF / 17.9 Acres
Zoning	I-1 (Light Industrial)
Construction/Dimensions	Block/Metal; +/- 305' x 820'
Ceiling Height	+/- 30'
Column Spacing / Floor Thickness	50' x 30'/ 6" reinforced concrete
Dock Doors/Drive-In Doors	27 with hydraulic levelers / 3, 12'
Roof	Standing Seam Metal
Parking Spaces	+/- 165 car spaces, +/-20 trailer spaces
Sprinkler	Wet system; ESFR
Power	400-600 AMP 3P (per section of the building)
Rail	Yes - spur not currently active (RJ Corman)
HVAC-Warehouse	Suspended gas heat / Big Ass Fans
Lighting	LED



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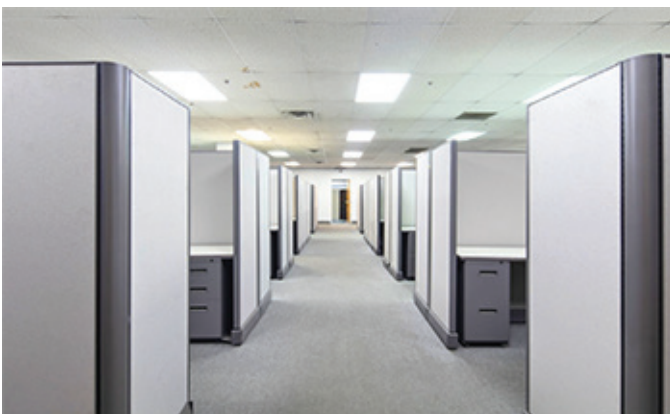
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LEASING OPPORTUNITY

108-135 SUMMER COURT

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Photos of the property.



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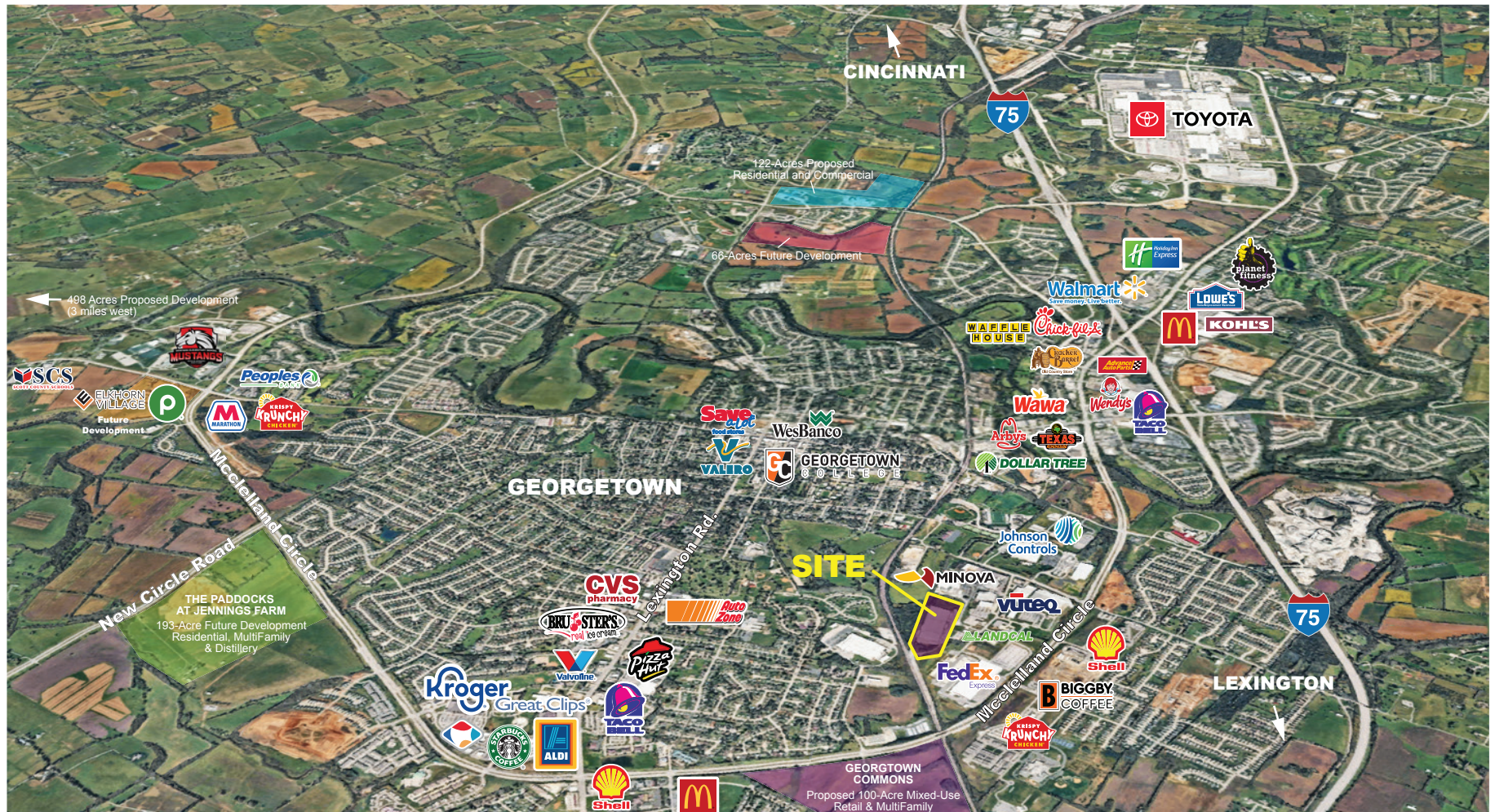


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