



For Lease: 11,704 SF Multipurpose Facility



4050 Georgetown Rd

LEXINGTON, KY 40511

PRESENTED BY:

JOHN BUNCH, SIOR

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PROPERTY SUMMARY

FOR LEASE: MULTIPURPOSE FACILITY

4050 GEORGETOWN ROAD
LEXINGTON, KY 40511

OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
BUILDING SIZE:	11,704 SF
ZONING:	B-3
LOT SIZE:	2.86 Acres



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market 4050 Georgetown Road in Lexington, KY. The property consists of an 11,704 SF facility on 2.86 acres offering a rare combination of functional building features and exceptional site utility.

The improvement contains two private offices, IT room, and two sets of men and women's restrooms. The remaining balance of the space is warehouse in nature featuring clear-span interior (no columns), 24' peak ceiling height sloping to 22' at the eaves, (2) 12' x 14' grade-level motorized drive-in doors, High-bay LED lighting, and is fully climate controlled.

Situated on 2.86 acres, the property offers generous yard space well beyond the building footprint, providing ample room for outdoor material or equipment storage, fleet parking, and staging. The property also sits less than 3 miles from the I-64/I-75 interchange.

For more information and to schedule a tour, contact Senior Advisor John Bunch, SIOR at 859.433.8911 or john.bunch@svn.com.

PROPERTY HIGHLIGHTS

- 11,704 SF clear-span industrial building
- 24' peak / 22' eave clear height
- (2) 12' x 14' mortised grade-level drive-in doors
- Fully climate controlled
- High-bay LED lighting throughout
- Column-free floor plan — no interior obstructions
- 2.86-acre site | outdoor storage & parking available
- Lexington, KY location with strong regional access



**CLEAR-SPAN WITH
24' PEAK HEIGHT**



**TWO 12'x14'
MORTISED DOORS**



**2.86 ACRES PARKING
& STORAGE**

AERIAL



Interstate 75 | VPD 67,300+

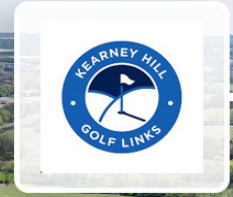


SVN
STONE COMMERCIAL REAL ESTATE
4050
Georgetown
Road

Georgetown Rd. | VPD 17,750+



AERIAL



Interstate 75 | VPD 67,300+ 


STONE COMMERCIAL REAL ESTATE
4050
Georgetown Road

Georgetown Rd. | VPD 17,750+ 



ADDITIONAL PHOTOS





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.

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.