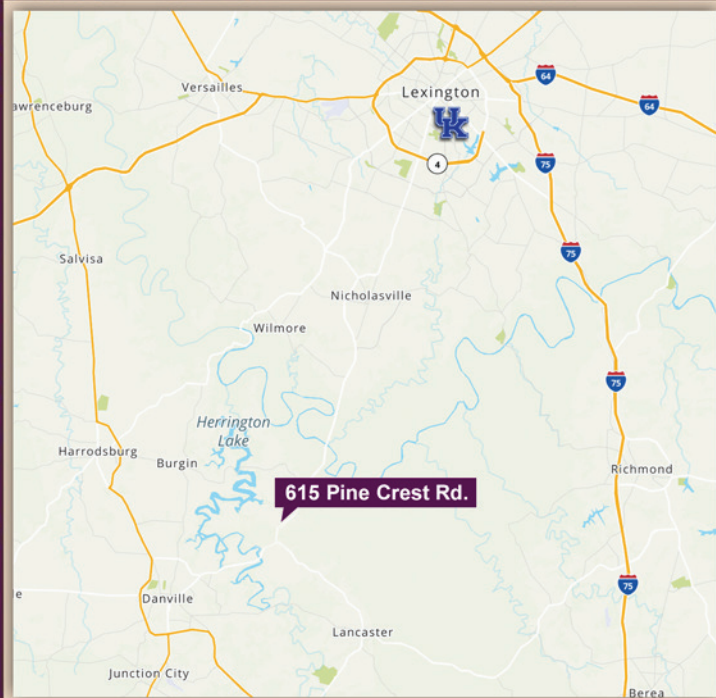


FOR SALE OPPORTUNITY

615 PINE CREST ROAD

615 Pine Crest Road, Lancaster, Kentucky



OPPORTUNITIES

- * Contact agent for more details.
- * 3.5 Acres.
- * Light industrial/flex office warehouse.
- * Drive-in door.
- * Utilities on site include septic.
- * Clear span industrial.



**Equity
Management
Group, Inc.**

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Leasing Representative: Jason Taylor

jtaylor@equity-management.com

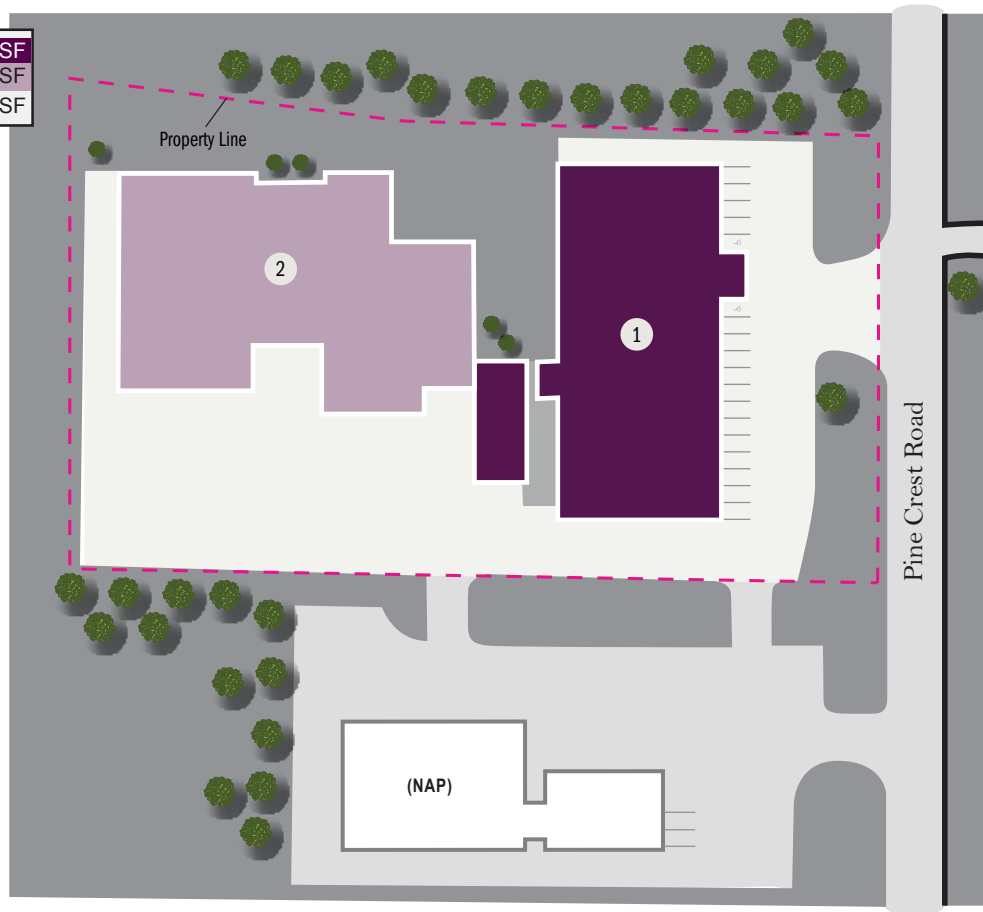
Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502

FOR SALE OPPORTUNITY

615 PINE CREST ROAD

615 Pine Crest Road, Lancaster, Kentucky

1 Available (Building)	21,785 SF
2 Available (Back Slab)	17,856 SF
Total GLA:	39,641 SF



PROPERTY SPECIFICS

Total Land Area:	3.57 acres
Total GLA:	39,641 SF
Traffic Count:	15,564
Parking Spaces:	Ample
Zoning:	NA, County
Occupancy:	NA

PROPERTY ADVANTAGES

Located only 26 miles south of downtown Lexington, Kentucky. Professional office and showroom with light manufacturing space.

LOCATION

615 Pine Crest Road is located with easy access to US 27, conveniently located about 12 miles north of Danville, 26 miles south of Lexington.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	787	3,660	8,716
Median Household Income:	\$79,812	\$71,421	\$75,319
Median Household Value:	\$199,219	\$192,698	\$200,403

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EXTERIOR PHOTOS



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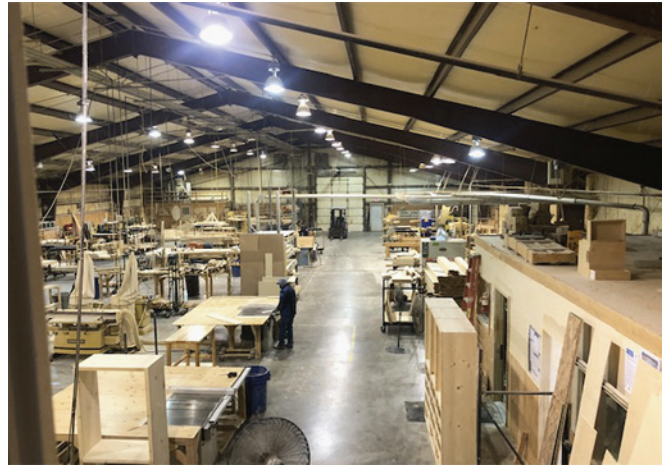
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INTERIOR PHOTOS



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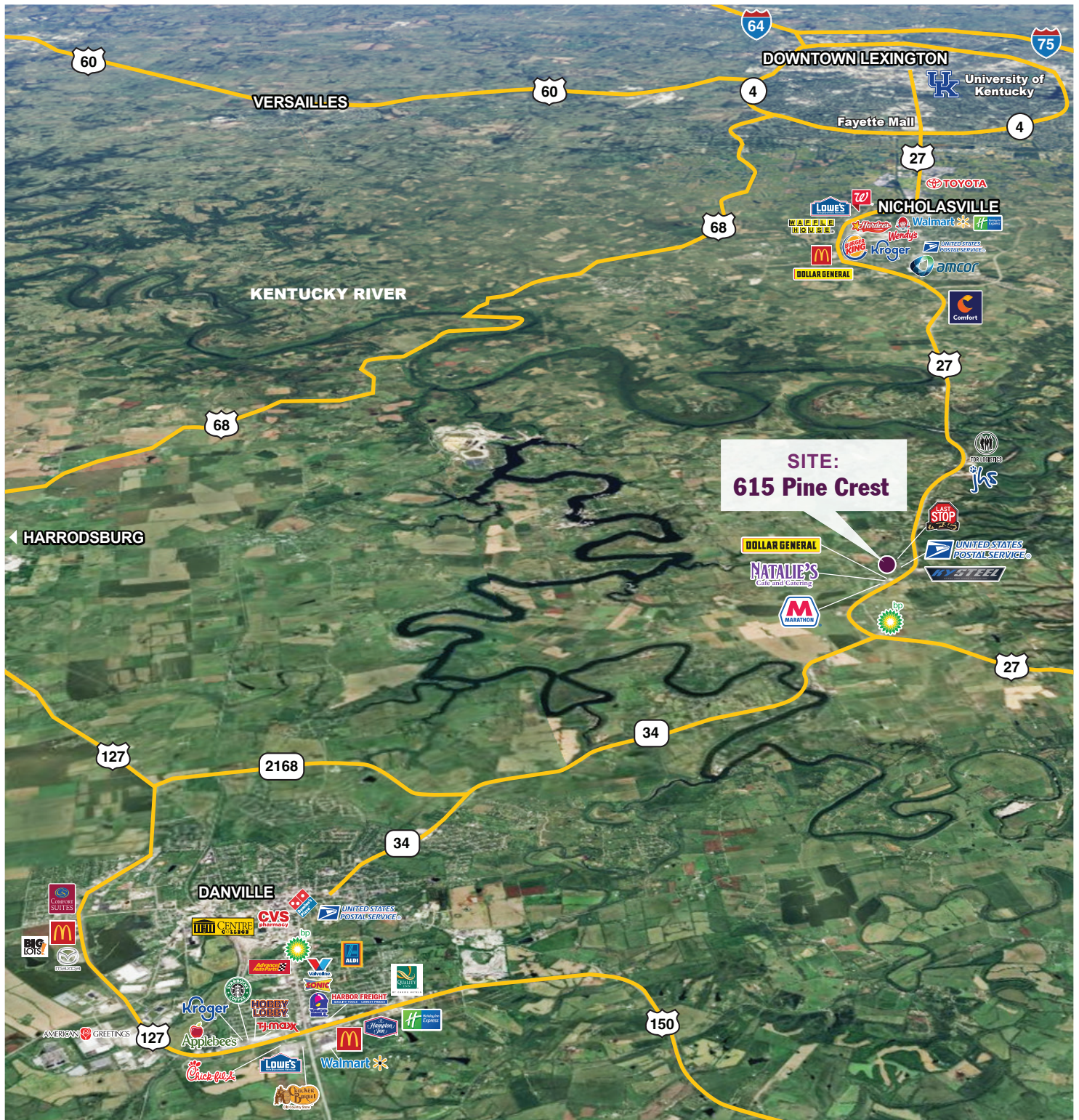
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