



Offering Memorandum



1115 Delaware Ave

LEXINGTON, KY 40505

PROPERTY SUMMARY

1115 DELAWARE AVE

LEXINGTON, KY 40505

OFFERING SUMMARY

LEASE RATE:	\$6.75 SF/yr (NNN)
BUILDING SIZE:	27,940 SF
ZONING:	I-1

PROPERTY SUMMARY

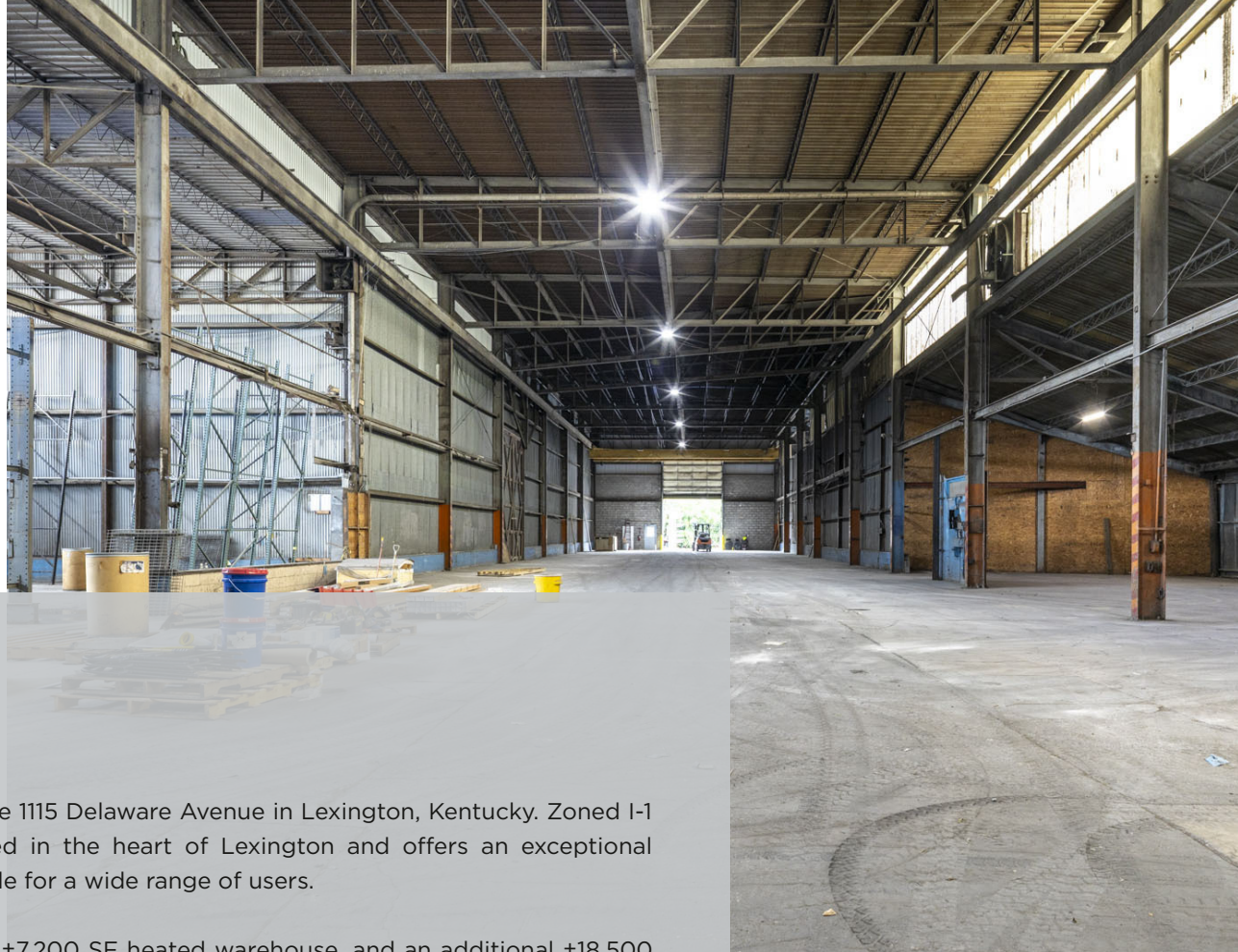
SVN Stone Commercial Real Estate is pleased to offer for lease 1115 Delaware Avenue in Lexington, Kentucky. Zoned I-1 (Light Industrial), this $\pm 27,940$ SF industrial facility is located in the heart of Lexington and offers an exceptional combination of office, showroom, and warehouse space suitable for a wide range of users.

The building features $\pm 2,240$ SF of office/showroom space, a $\pm 7,200$ SF heated warehouse, and an additional $\pm 18,500$ SF warehouse, providing excellent flexibility for storage and distribution, light manufacturing, or service operations.

The layout includes a functional mix of conditioned space and large open warehouse areas with multiple grade-level drive-in doors, dock-high loading, ample clear height, and convenient access for trucks and deliveries. Secure yard space is also available for additional storage of machinery or materials.

With its prime location just off Winchester Road and easy access to New Circle Road, I-64, and I-75, this property offers outstanding connectivity to major regional thoroughfares and the greater Lexington market.

Whether you need efficient warehouse storage, a production facility, or a combination of office and operational space, 1115 Delaware Avenue provides a versatile solution in one of Lexington's most established industrial corridors.



PROPERTY HIGHLIGHTS

- ±27,940 SF light industrial
- Multiple grade-level drive-in doors and dock-high loading
- Ample clear height and open floor plan suitable for racking or production equipment
- Secure outdoor yard space available for storage of vehicles, materials, or equipment
- Excellent location just off Winchester Road with quick access to New Circle Road, I-64, and I-75
- Convenient proximity to Lexington's major employment centers and distribution corridors

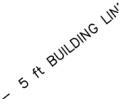


±27,940 TOTAL SF



**OUTDOOR YARD
SPACE**





ADDITIONAL PHOTOS



ADVISOR BIO



JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com

Direct: **859.306.0602** | 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 of SVN Stone Commercial Real Estate.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with his wife Maggie, his daughter and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

You can contact him at 859.433.8911 or john.bunch@svn.com.

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888

ADVISOR BIO



GABE MEASNER

Associate Advisor

gabe.measner@svn.com

Direct: **859.306.0607** | Cell: **859.630.7106**

PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

SVN | Stone Commercial Real Estate
270 S. Limestone
Lexington, KY 40508
859.264.0888



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.