

01: EXECUTIVE SUMMARY

1075 LEBANON RD.





PROPERTY DESCRIPTION

1075 Lebanon Road is an approximately 3,350 SF flex/industrial facility situated on a 0.92-acre lot, zoned Highway Business. The property includes an approximately 3,000 SF warehouse, which features five drive-in doors (three 12' x 10.5' and two 12' x 12.5'), one 7' x 8' loading dock, fluorescent lighting, 13.5' clear height, and 3-phase electric service. The warehouse also includes a 350 SF control room. The property offers a large gravel lot for parking and building signage available to tenants, along with a 350 SF connected office with a separate entrance for administrative needs

Property Highlights:

- 5 Drive-In Doors, 1 Loading Dock
- Building Signage Available
- Large Gravel Lot for Parking



3.350 SF



\$7.50 PSF+ MODIFIED GROSS

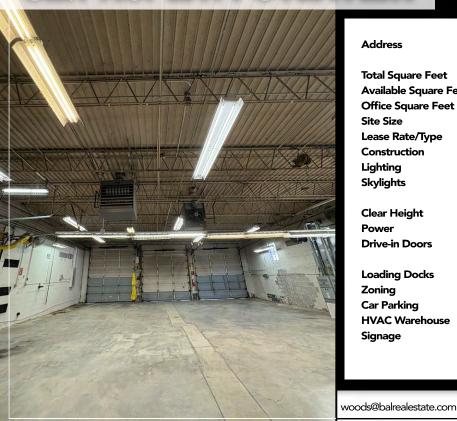
859.967.7299



ZONED **HIGHWAY** BUSINESS

02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS 1075 LEBANON RD.



Address 1075 Lebanon Road. Danville, KY 40422

Total Square Feet 3,350 SF 3.350 SF **Available Square Feet** Office Square Feet 350 SF

Lease Rate/Type \$7.50 PSF + Modified Gross

0.92 AC

Block/Brick

Fluorescent

Construction Lighting

Site Size

Signage

Skylights Warehouse windows

providing natural light

Clear Height 13.5'

Power 3-Phase

Drive-in Doors Three, 12' x 10.5'

Two, 12' x 12.5'

Loading Docks One, 7' x 8'

Zoning Highway Business

Car Parking Large gravel lot

HVAC Warehouse Suspended gas heat

Building

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS 1075 LEBANON RD.









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03: LOCATION INSIGHTS

1075 LEBANON RD.



TOTAL POPULATION



1 MILE: 4,477 3 MILE: 17,683 5 MILE: 24,904

3 WILE. 24,704

AVERAGE HOUSEHOLD

INCOME

1 MILE: \$50,663 3 MILE: \$58,751 5 MILE: \$62,419



NUMBER OF HOUSEHOLDS



1 MILE: 1,512 3 MILE: 7,185 5 MILE: 10,063





OS: LOCATIONINSIGHTS

SURROUNDING AMENITIES 1075 LEBANON RD.

