



Office + Warehouse Space For Lease

250 CROSSFIELD DRIVE | VERSAILLES, KENTUCKY

CONTACT

BRYAN LITTLE

859.619.4969 | bryan@littlerealestateky.com



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kycommercial.net

PROPERTY DESCRIPTION

Office + Warehouse
250 Crossfield Drive | Versailles, Kentucky



LOCATION

250 Crossfield Drive, Versailles, KY 40383
Adjacent to Kroger Marketplace, located on Crossfield Drive, intersects with US-60 (Versailles Bypass).

AVAILABLE

May 1, 2026
3,840 sq ft office space
5,410 sq ft warehouse space
9,250 total sq ft

RATE

\$10/SF/YR NNN

HIGHLIGHTS

- Stand-alone office building in a prime commercial location
- Adjacent to Kroger Marketplace
- 0.797-acre site with flexible layout
- Additional flexibility for outdoor storage

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	4.2K	19.1K	21.5K
Daytime Population	5.1K	15.7K	19.3K
Household Income Avg.	\$93.9K	\$98.5K	\$102.2K

KY COMMERCIAL

1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

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PROPERTY PHOTOS

Office + Warehouse 250 Crossfield Drive | Versailles, Kentucky



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SITE IMPROVEMENT ELEVATION

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FRONT ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

LEFT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

REAR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

SHEET NOTES

1. PERIS, PRE-ENGINEERED METAL BUILDING HOOPING PANELS OVER PERIS STRUCTURE. COLOR AS SELECTED FROM MANUFACTURER'S STANDARD COLOR PALETTE.
2. PERIS, WALL PANELS OVER PERIS STRUCTURE, INCLUDING ALL TRIM PIECES FOR OUTSIDE CORNERS, WINDOW AND DOOR TRIM, AND ROOF TRIMMING AT SIDING AND RAVERS. COLOR AS SELECTED FROM MANUFACTURER'S STANDARD COLOR PALETTE.
3. 4"x4" PERIS, GUTTER CONTINUOUS. COLOR AS SELECTED FROM MANUFACTURER'S STANDARD COLOR PALETTE.
4. 4"x4" PERIS DOWNROOF AT 30' O.C. COLOR AS SELECTED FROM MANUFACTURER'S STANDARD COLOR PALETTE.
5. 3'-0" x 7'-0" FLUSH PANEL HOLLOW METAL DOOR SET IN HOLLOW METAL FRAME. DOOR AND FRAME TO RECEIVE PAINT PER OWNER SELECTION. TYPICAL OF 2 LOCATIONS.
6. 3'-0" x 8'-0" OVERHEAD DOOR TYPE 433. COLOR AS SELECTED FROM MANUFACTURER'S STANDARD RANGE. TYPICAL OF 2 LOCATIONS.

G&G CONTRACTING
Contractors & Design Builders
3rd Market Ln., Annetta, KY 40001

MILLION ARCHITECTURE, PLLC
WOODBRIDGE WAY, NICHOLASVILLE, KY 40356
WWW.MILLIONARCHITECTURE.COM

DESIGN FOR A P.E.M.B. BUILDING ADDITION AT
250 CROSSFIELD DRIVE
FOR STEVE COLEMAN AND G&G
CONTRACTING
VERSAILLES, KY 40383
WOODFORD COUNTY

CONCEPTUAL
NOT FOR
CONSTRUCTION

DATE: 11/15/2023
BY: B.L.
CHECKED: B.L.
SCALE: 3/16" = 1'-0"

SECTION ELEVATION

A3.1

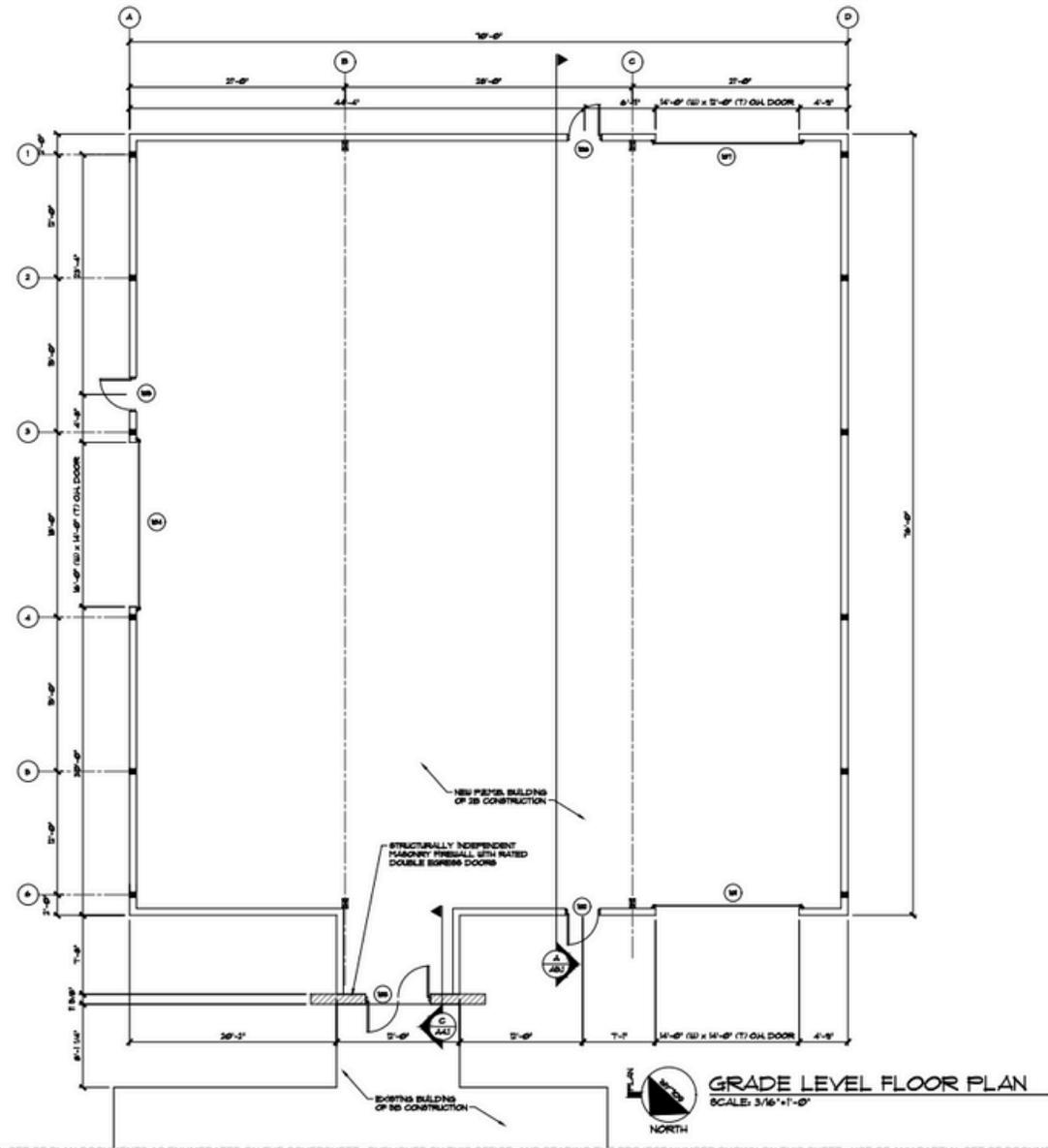


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GRADE LEVEL FLOOR PLAN

Office + Warehouse
250 Crossfield Drive | Versailles, Kentucky



- ADDITIONAL DIMENSIONAL INFORMATION IS REQUIRED FOR THE IMPLEMENTATION OF THIS DESIGN. INQUIRE WITH THE DESIGN PROFESSIONAL, VIA THE PROTOCOLS OF THE GENERAL CONDITIONS FOR THE CONTRACT.
- B. DIMENSIONS REPRESENTED ON THESE PLAN SHEETS RUN FROM FACE OF BEARING TO FACE OF BEARING, UNLESS NOTED OTHERWISE. SEE PARTITION TYPES, WALL SECTIONS AND FINISH SCHEDULES FOR DETAILS REGARDING WALL COMPONENTS AND CLADDING.
 - C. DIMENSIONS TO EXTERIOR FACE OF EXTERIOR WALLS DO NOT INCLUDE INSUL. INSULATION, PLUFF PROOFING OR FINISHED CLADDING METAL SIDING. REFER TO EXTERIOR WALL SECTIONS ON THE AA SERIES OF SHEETS AND THESE PLANS FOR LOCATIONS OF SECTION CUTS.
 - D. UNLESS NOTED OTHERWISE, EXTERIOR WALL PARTITIONS SHALL BE TYPE 14" PARTITIONS AS DEFINED IN PARTITION TYPES DETAILED ON SHEET A44.
 - E. ON A STRAIGHT WALL, EACH EXTENSION THROUGH SEVERAL ROOMS TO THE WALL, TYPE IDENTIFIED SHALL RUN CONTINUOUS ALONG THE LENGTH, UNLESS NOTED OTHERWISE.
 - F. PORTIONS OF THESE PLANS HAVE BEEN ENLARGED TO BE SHOWN IN GREATER DETAIL WITHIN THIS DRAWING SET. NOTATION ON THESE PLANS PROVIDES DIRECTION TO LOCATION OF ENLARGED ASPECTS OF THE PROJECT AND THE LOCATIONS FOR THESE DETAILS WITHIN THESE CONSTRUCTION DOCUMENTS.
 - G. REFLECTED CEILING PLANS HAVE BEEN PROVIDED ON THE AA SERIES OF SHEETS. THESE CEILING PLANS SHALL BE FOLLOWED USING THE SPECIFICATION OF MATERIALS, LAYOUTS AND HEIGHTS SHOWN ON THESE SHEETS AS WELL AS THE ROOF FINISH SCHEDULE ON SHEET A11 TO ACHIEVE THE REQUIRED COORDINATION MUST OCCUR REGARDING THE MECHANICAL, ELECTRICAL AND PLUMBING DESIGN EDUCATION WHICH IS THE RESPONSIBILITY OF THE CONTRACTOR(S). UNLESS AGREED TO BY THE DESIGNER, ALL ABOVE FINISH FLOOR (AFF) HEIGHTS FOR CEILINGS SHALL BE AS SPECIFIED.
 - H. ROOF FINISH, DOOR SCHEDULES AND WINDOW TYPES REFERENCED ON THESE PLANS ARE FURTHER DEFINED BY THE SCHEDULES IN THE AA SERIES OF SHEETS.

PLAN SHEET NOTES

- 1. CONTINUATION OF EXISTING WALLS SURFACE WITH CONCRETE PAD OR SUBSLAB. SEE CIVIL DRAWINGS. SLOPE AWAY FROM BUILDING AS DEFINED ON SHEET G06.
- 2. --

FIRE EXTINGUISHERS

- 1. FIRE EXTINGUISHER TYPE K, AS SPECIFIED ON SHEET G09 WITHIN A 80" RECESSED CABINET FOR A RATED WALL, MOUNTED AT A HEIGHT OF 64" AFF TO DOOR HANDLE.
- 2. FIRE EXTINGUISHER TYPE K, AS SPECIFIED ON SHEET G09 ON A BRACKET MOUNTED AT A HEIGHT OF 84" AFF TO THE HANDLE.

G&G CONTRACT
Contractors & Design Build
548 Meade Ln, Ansonville, KY 40403

MILLION ARCHITECTURE
198 WOODSIDE WAY, NICHOLASVILLE
WWW.MILLIONARCHITECTURE.COM

CONCEPTUAL NOT FOR CONSTRUCTION

DESIGN FOR A P.E.M.B. BUILDING ADDITION AT
250 CROSSFIELD DRIVE
FOR STEVE COLEMAN AND G&G CONTRACTING
VERSAILLES, KY 40383
WOODFORD COUNTY

All design, engineering and plans submitted herewith are the property of the design professional and shall remain confidential. No part of these documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the design professional. The design professional shall not be held responsible for any errors or omissions in these documents. The design professional shall not be held responsible for any construction delays or cost overruns caused by the contractor. The design professional shall not be held responsible for any construction accidents or injuries. The design professional shall not be held responsible for any construction claims or lawsuits. The design professional shall not be held responsible for any construction disputes or litigation. The design professional shall not be held responsible for any construction claims or lawsuits. The design professional shall not be held responsible for any construction disputes or litigation.

NO.	DATE	DESCRIPTION
1	08/15/2021	Issue for Bids
2	08/20/2021	Issue for Bids
3	08/25/2021	Issue for Bids
4	09/01/2021	Issue for Bids
5	09/08/2021	Issue for Bids
6	09/15/2021	Issue for Bids
7	09/22/2021	Issue for Bids
8	09/29/2021	Issue for Bids
9	10/06/2021	Issue for Bids
10	10/13/2021	Issue for Bids
11	10/20/2021	Issue for Bids
12	10/27/2021	Issue for Bids
13	11/03/2021	Issue for Bids
14	11/10/2021	Issue for Bids
15	11/17/2021	Issue for Bids
16	11/24/2021	Issue for Bids
17	12/01/2021	Issue for Bids
18	12/08/2021	Issue for Bids
19	12/15/2021	Issue for Bids
20	12/22/2021	Issue for Bids
21	12/29/2021	Issue for Bids
22	01/05/2022	Issue for Bids
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37	04/19/2022	Issue for Bids
38	04/26/2022	Issue for Bids
39	05/03/2022	Issue for Bids
40	05/10/2022	Issue for Bids
41	05/17/2022	Issue for Bids
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92	05/08/2023	Issue for Bids
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95	05/29/2023	Issue for Bids
96	06/05/2023	Issue for Bids
97	06/12/2023	Issue for Bids
98	06/19/2023	Issue for Bids
99	06/26/2023	Issue for Bids
100	07/03/2023	Issue for Bids

FIRST FLOOR PLAN
A11



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