



2,400 SF Office / Warehouse For Lease



508 S 3rd Street

DANVILLE, KY 40422



PRESENTED BY:

GABE MEASNER

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PROPERTY SUMMARY

2,400 SF OFFICE/ WAREHOUSE SPACE FOR LEASE

508 S 3RD STREET
DANVILLE, KY 40422

OFFERING SUMMARY

LEASE RATE:	\$2,400 MO (NNN)
BUILDING SIZE:	2,400 SF
ROLL UP DOORS:	1 - GRADE LEVEL



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is proud to present 2,400 SF of Office/Warehouse space in the heart of Danville, KY. Ideally situated just blocks from downtown, this versatile property is well-suited for a wide range of tenants and business types.

The space features a recently renovated showroom and private office office, along with a temperature-controlled, open warehouse with a grade-level roll-up door — perfect for storage, light distribution, or production use. Ample on-site parking accommodates both employees and customers with ease, while exceptional visibility and frontage along South 3rd Street ensures strong exposure for your business.

For more information please contact Gabe Measner at gabe.measner@svn.com // 869.630.7106.

PROPERTY HIGHLIGHTS

- 2,400 Sq. Ft.
- Showroom & Office
- Temperature-controlled warehouse
- 1 Grade Level Drive-in Door
- \$2,400 Per Month + NNN



**WAREHOUSE W/
DRIVE-IN**



**SHOWROOM &
OFFICE**



**CONVENIENT
LOCATION**

AERIAL



S 4th St
7,100+ VPD

S 3rd St
7,500+ VPD



**Warehouse/ Office
For Lease**

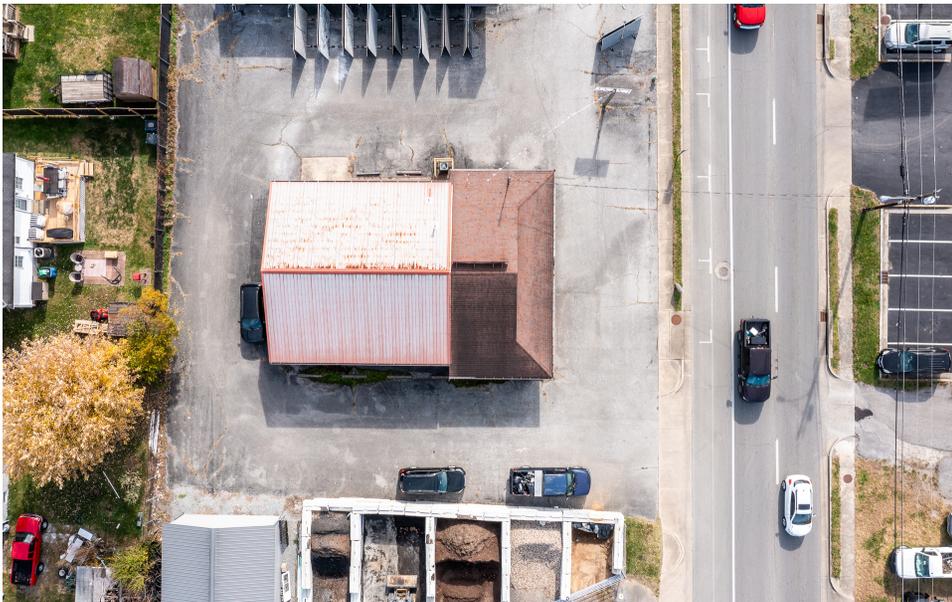
*508 S 3rd St
Danville, KY*

2,400 SF For Lease

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





GABE MEASNER

gabe.measner@svn.com

Cell: **859.630.7106**

PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than \$20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

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.