

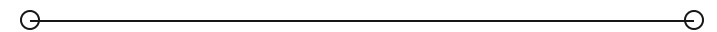


**LEASE**

# Multi-Purpose Georgetown Industrial Facility for Lease

**335 E YUSEN WAY**

Georgetown, KY 40324



**PRESENTED BY:**

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# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 7,300 Sq. Ft.
- I-1 Zoned
- (6) 14 X 14 drive through bays
- \$15 PSF
- 18' Clear Height
- Yard Storage Available
- 1 Mile from I-75

## OFFERING SUMMARY

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<b>LEASE RATE:</b>	\$15.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	7,300 SF

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## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is excited to present this 7,300 sq. ft. warehouse available for lease in Georgetown, KY. This conveniently located facility features six 14 x 14 ft. drive-through doors, suspended gas heaters, and a clear height of 18 ft. throughout. The building also includes dedicated office space, a breakroom, and a reception area. Additionally, there is potential at this site for outdoor storage if required.

This property is situated one mile from I-75 in the Delaplain Industrial Park, which hosts several prominent manufacturing and distribution companies, including Orbis, Rumpke, Toyota Tsusho, Aichi Forge, Green Metals, Leggett & Platt, Phoenix Transportation, Ryder Logistics, and Vascor Logistics, among others.

This space is ideal for a variety of users, providing a unique chance to join a thriving community of successful companies in a fast-growing area of Central Kentucky, where available space is scarce. Please contact Gabe Measner at [gabe.measner@svn.com](mailto:gabe.measner@svn.com) // 859.630.7106 with questions about the property.



## ADDITIONAL PHOTOS



**GABE MEASNER**  
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AERIAL

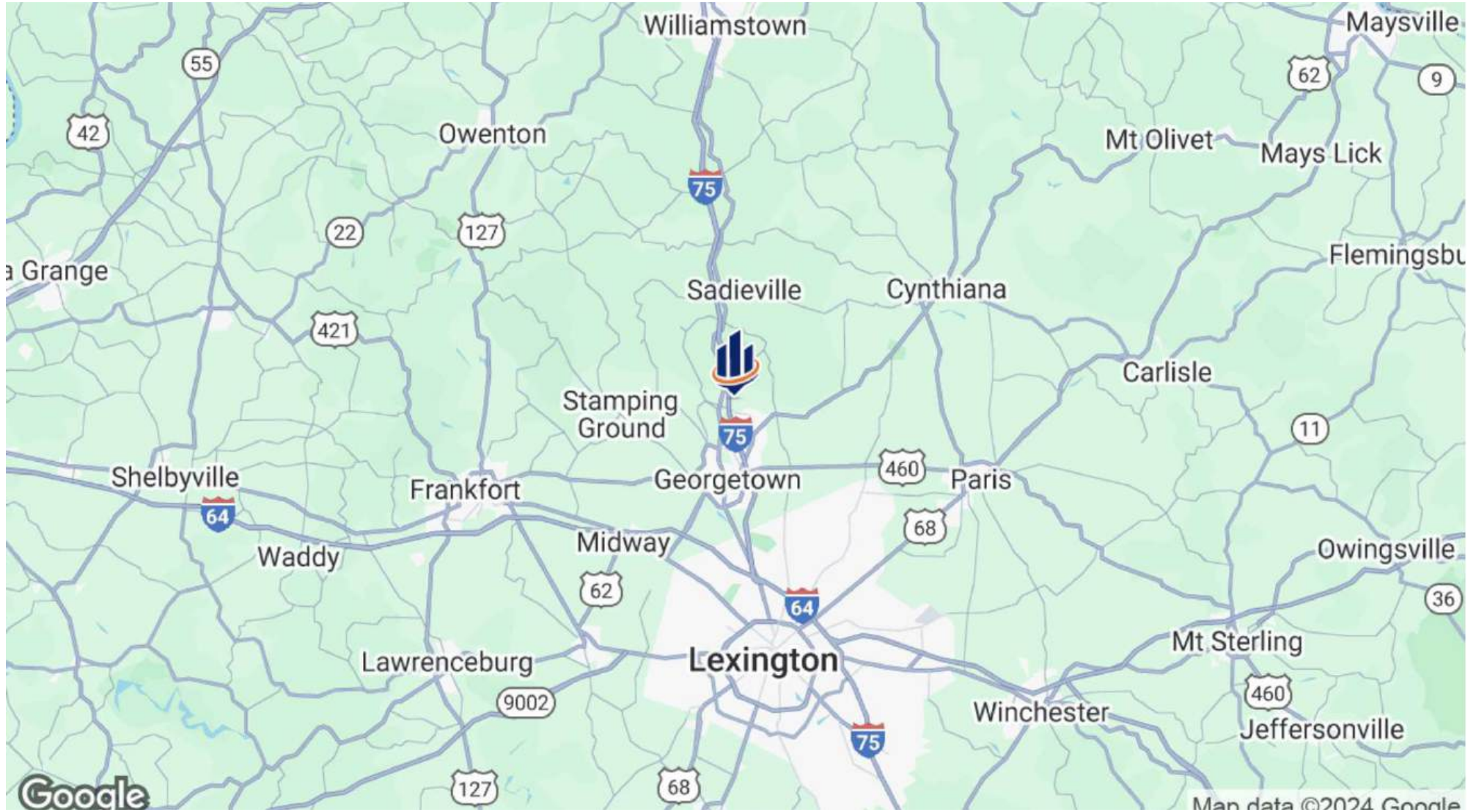


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## LOCATION MAP



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## ADVISOR BIO



### GABE MEASNER

Associate Advisor

[gabe.measner@svn.com](mailto: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](mailto:Gabe.Measner@svn.com).

#### SVN | Stone Commercial Real Estate

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## ADVISOR BIO



### JOHN BUNCH, SIOR

Senior Advisor

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## 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 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.

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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.

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