Offering Memorandum

Industrial Warehouse For Lease - Lexington, KY

1025 RUSSELL CAVE ROAD , LEXINGTON, KY 40505

PRESENTED BY:

JOHN BUNCH, SIOR
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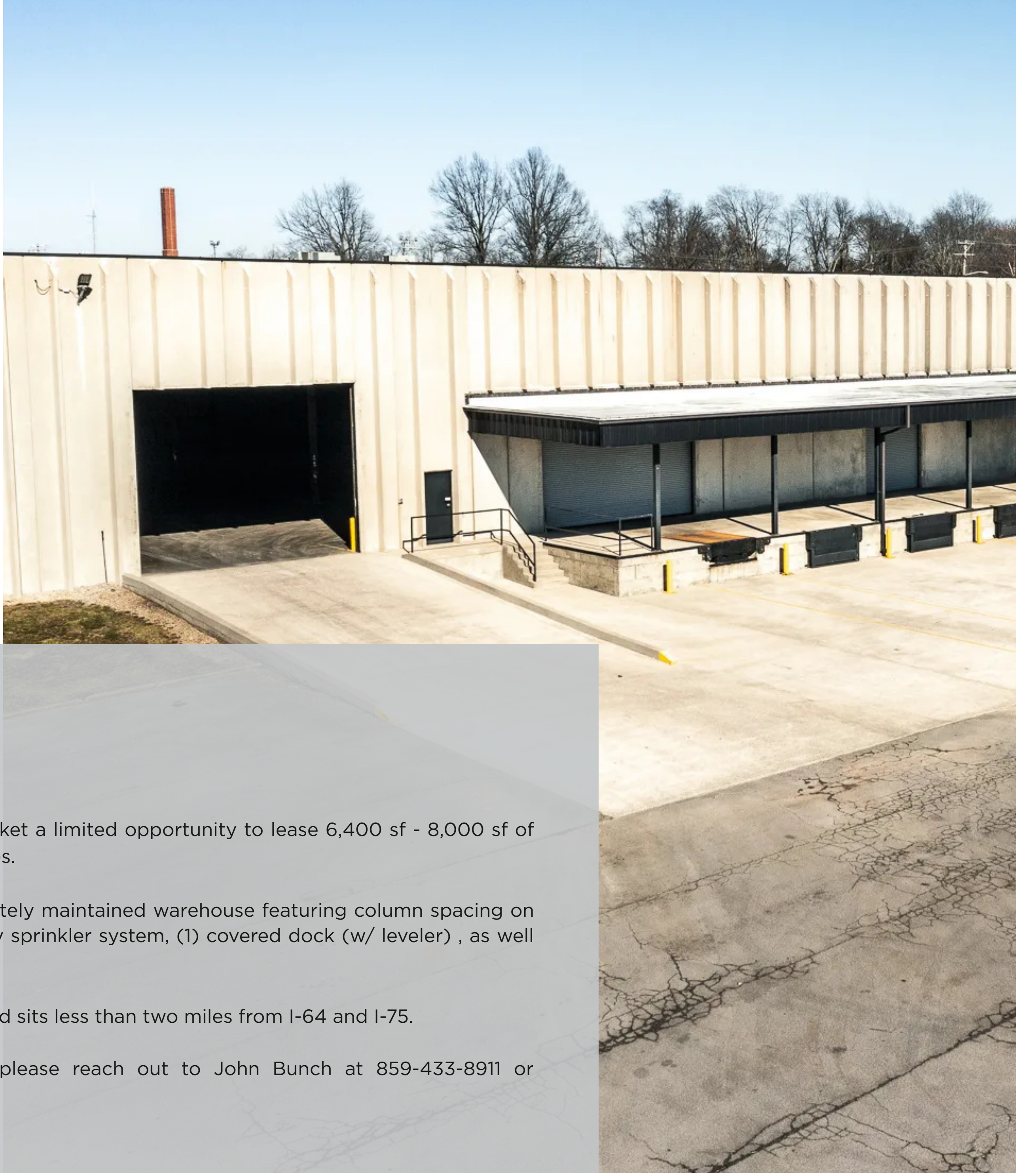
PROPERTY SUMMARY



INDUSTRIAL WAREHOUSE FOR LEASE - LEXINGTON, KY

1025 RUSSELL CAVE ROAD
LEXINGTON, KY 40505

OFFERING SUMMARY	
LEASE RATE:	$8.00 SF/YR (GROSS)
AVAILABLE SF:	6,400 - 8,000 SF
ZONING:	I-1

PROPERTY SUMMARY

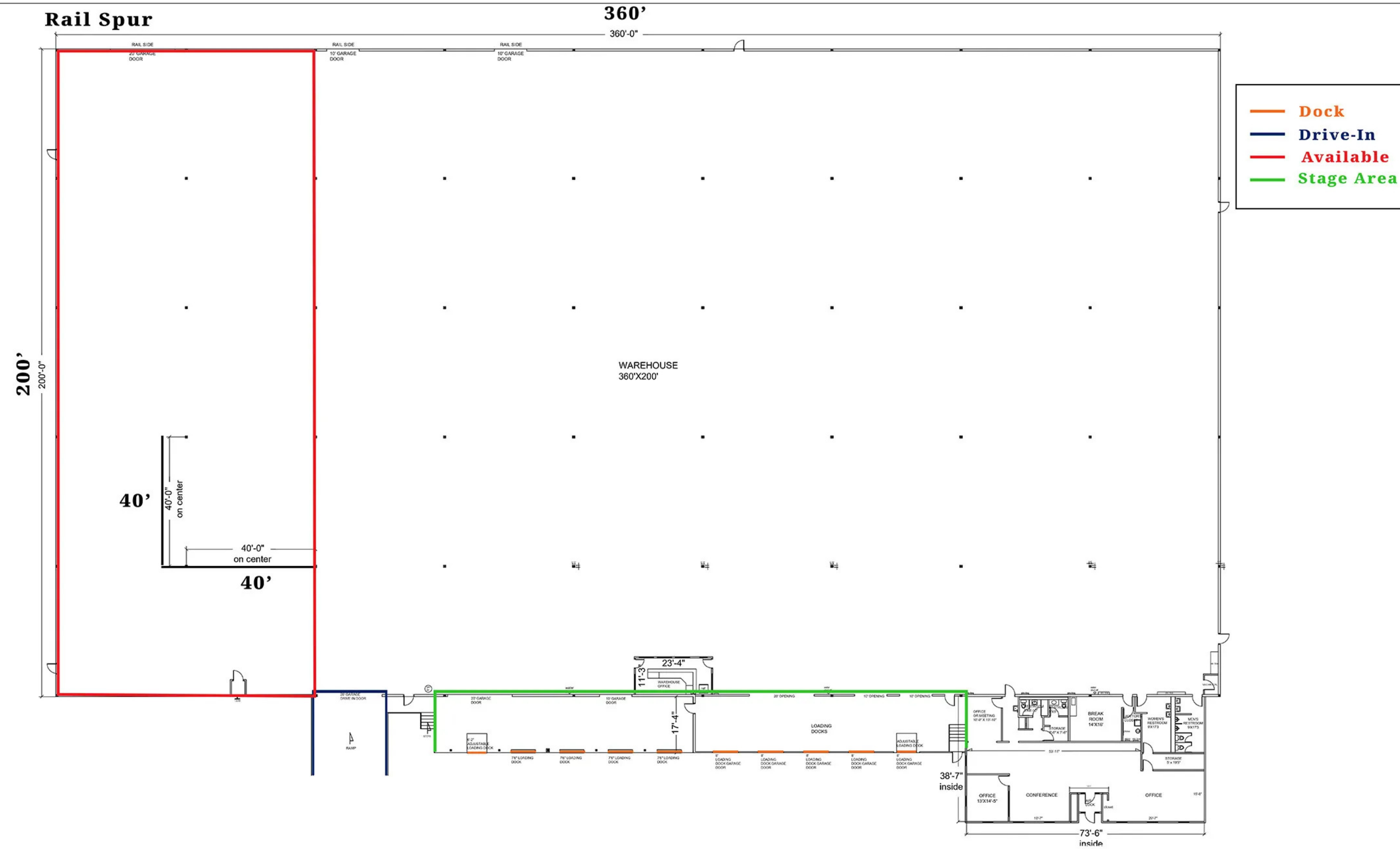
SVN Stone Commercial Real Estate is pleased to bring to market a limited opportunity to lease 6,400 sf - 8,000 sf of industrial space for overflow warehousing and storage purposes.

The available space at 1025 Russell Cave Road is an immaculately maintained warehouse featuring column spacing on 40' centers, 21' clear height, high efficiency LED lighting, a dry sprinkler system, (1) covered dock (w/ leveler) , as well as shared use of a forklift.

The property is strategically located inside New Circle Road and sits less than two miles from I-64 and I-75.

For additional information or to schedule a private tour, please reach out to John Bunch at 859-433-8911 or john.bunch@svn.com.

FLOOR PLAN



Drawing for Marketing Purposes

1025 RUSSELL CAVE ROAD

DATE: 2-11-2022
SCALE: not to scale
DRAWN BY:
REVISIONS:

PROPERTY HIGHLIGHTS

- $8.00/sf/yr (Inclusive of water, electricity, and taxes)
- 6,400-8,000 sf
- (1) covered dock with leveler
- 21' clear height
- Zoned I-1 Light Industrial
- Less than two miles from I-64 and I-75

64 | 75

2 MILES

21'

CLEAR HEIGHT

40'

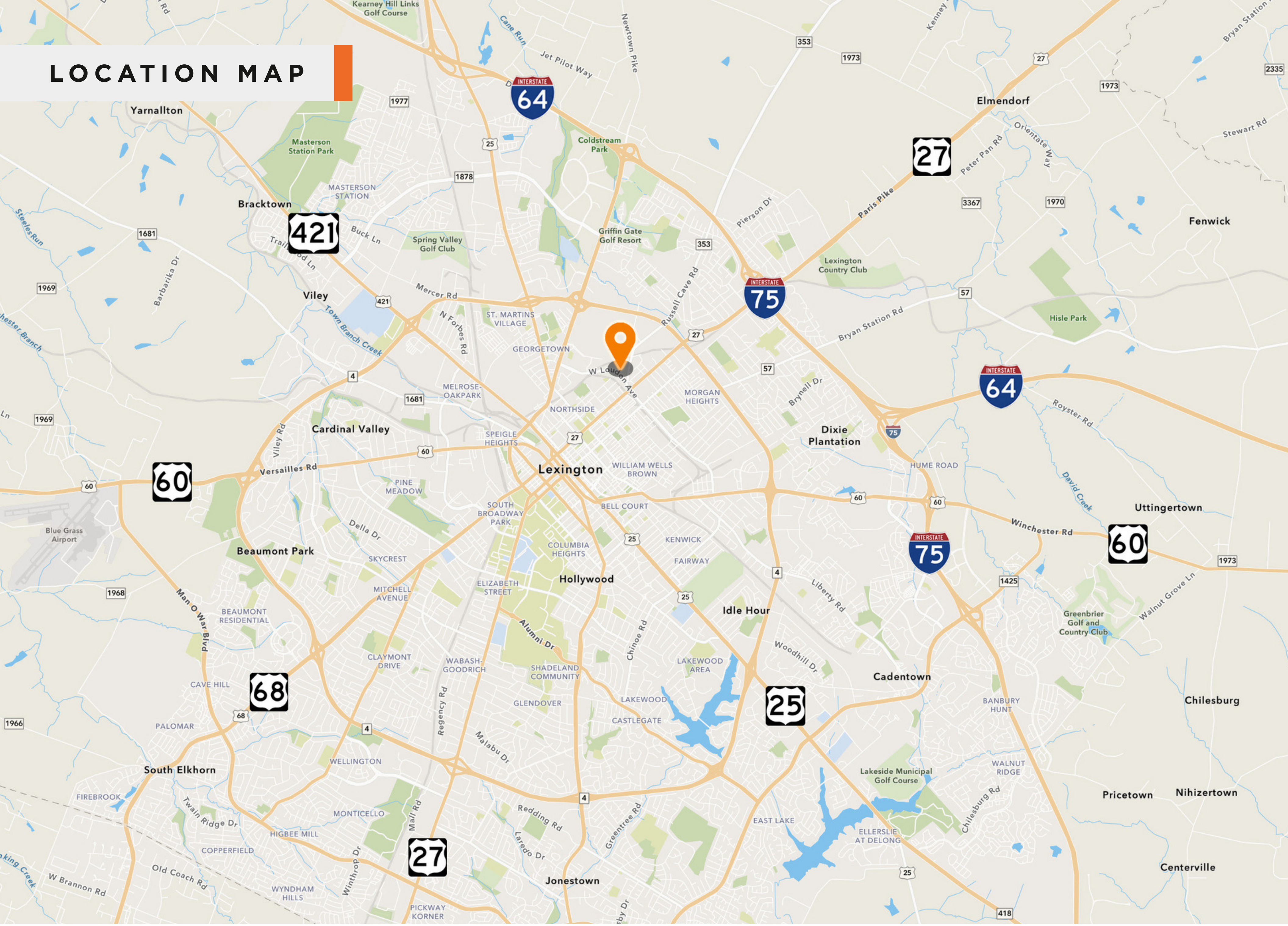
COLUMN SPACING

SVN STONE COMMERCIAL REAL ESTATE

AERIAL


ly,
exact locations not warranted.
FedEx Freight
Lexmark
amazon
FUNAI
HALLWAY FEEDS
Newtown Pike
LEX18 LEXINGTON
BLUE STAR PLASTICS
W Loudon Ave
9,194 VPD
UNITED STATES ARMY RESERVE
Industrial Warehouse Space For Lease
1025 Russell Cave Road
Lexington, KY
6,400 - 8,000 SF Available
Russell Cave Rd
11,198 VPD
SVN
STONE COMMERCIAL REAL ESTATE

LOCATION MAP



SVN STONE COMMERCIAL REAL ESTATE

ADVISOR BIO

JOHN BUNCH, SIOR

Senior Advisor

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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.

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

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

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

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DISCLAIMER

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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.