

**LEASE**

# 102,400 SF OF CLASS A WAREHOUSE SPACE FOR LEASE

2425 PALUMBO DRIVE LEXINGTON, KY 40509



**PRESENTED BY:**

John Bunch, SIOR

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# PROPERTY SPECIFICATIONS



**JOHN BUNCH, SIOR**

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john.bunch@svn.com

2425 PALUMBO DR

| Lexington, KY 40509

## BUILDING INFORMATION

<b>TOTAL SIZE:</b>	102,400 SF
<b>ZONING:</b>	I-1 (Light Industrial)
<b>ACREAGE:</b>	4.3 AC
<b>RAIL SERVED:</b>	Yes (RJ Corman)
<b>YEAR BUILT/ RENOVATED:</b>	1971/ 2021
<b>CLEAR CEILING HEIGHT:</b>	26'-23'
<b>COLUMN SPACING:</b>	40'x40'
<b>DOCK DOORS:</b>	11 (Standard)
<b>BAY SIZE:</b>	40'x40'
<b>FLOOR:</b>	6" Concrete
<b>ROOF:</b>	Built up asphalt and rock
<b>SECURITY:</b>	ADT fire and burglar alarm system
<b>LIGHTING:</b>	T-5 motion sensor activated
<b>SPRINKLERS:</b>	ESFR, with 2 water sources, including 300,000 gallon storage tank on-site
<b>HEATING:</b>	Natural gas fired air rotation
<b>ELECTRIC:</b>	Kentucky Utilities; Phase 3, 240, Amps 800

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# PROPERTY AERIAL



For marketing purposes only,  
exact locations not warranted



## LOCATION MAP

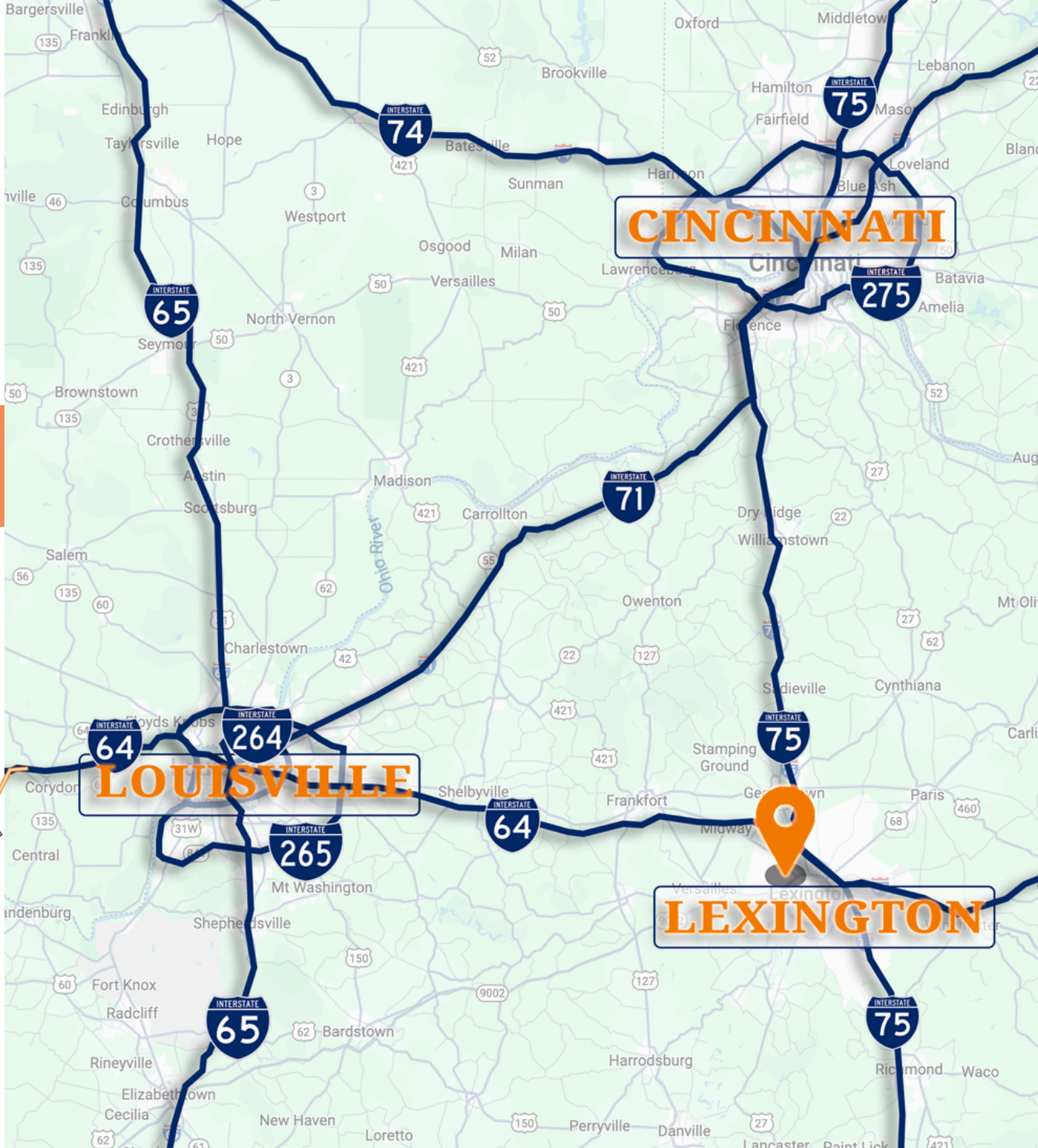
Lexington, Kentucky is recognized as a prime location for industrial and commercial real estate. With a strong economy, strategic location, and excellent infrastructure, the city is ideal for business growth. Its high rankings in quality of life, public safety, and innovation make it an attractive destination for industrial and commercial investments.



### Distance to Major Cities:

**Louisville:** Less than 73 miles

**Cincinnati:** Less than 80 miles



## ADVISOR BIO



### JOHN BUNCH, SIOR

Senior Advisor

John.bunch@svn.com

Office: **859.306.0602** | Cell: **859.433.8911**

#### EDUCATION

Bachelors (Business) - University of Kentucky



#### MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors



## 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.

#### SVN | Stone Commercial Real Estate

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