



75,420 SF Industrial Manufacturing Facility



For Lease or Sale

1750 17TH ST, PARIS, KY 40361

PRESENTED BY:

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PROPERTY SUMMARY

75,420 SF INDUSTRIAL MANUFACTURING FACILITY

1750 17TH ST
PARIS, KY 40361

OFFERING SUMMARY

SALE PRICE:	\$2,262,600
PRICE / SF	\$29.99
LEASE RATE:	\$3.00 SF/yr (NNN)
AVAILABLE SF:	75,420 SF
LOT SIZE:	4.14 Acres



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market a 75,420 sf manufacturing facility located in Paris, KY.

1750 17th Street is situated on +/- 4.14 Acres with the building separated into three specific sections (and further depicted in the floor plan included in this brochure). Section 1 is 14,048 SF and is where raw materials have historically come into the building. Ceiling heights are roughly 13' with a high bay section up to 20'. Section 2 is the main manufacturing space which also has 13' clear heights throughout. Section 3 is the largest section of the building containing 47,446 SF and is used for the warehousing and distribution of product. Ceiling heights in this section are 19' and contain 30 x 40 column spacing.

Additional property features include but are not limited to: Heavy Power (480/3 phase), high efficiency LED lighting, reinforced concrete slab, multiple dock positions, gas fired forced air heat, and fully climate-controlled office space.

For further information on the property or to schedule an in-person tour, please reach out to John Bunch at john.bunch@svn.com or call 859-433-8911.



PROPERTY HIGHLIGHTS

- 75,420 SF
- For lease or For sale
- +/- 4.14 acres
- Heavy Power (480/3 phase)
- Zoned I-2 Heavy Industrial
- 20 minutes from Toyota Manufacturing in Georgetown



MULTIPLE DOCKS



HE LED LIGHTING



RAIL ACCESS AVAIL

AERIAL



Walmart



US 27 / 68 to Lexington 14,440 VPD

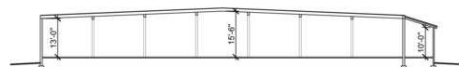
US 27 / 68 Bypass Rd 16,924 VPD



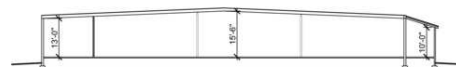
S. Main St 13,662 VPD



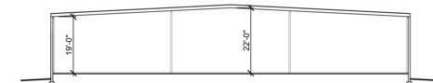
FLOOR PLAN



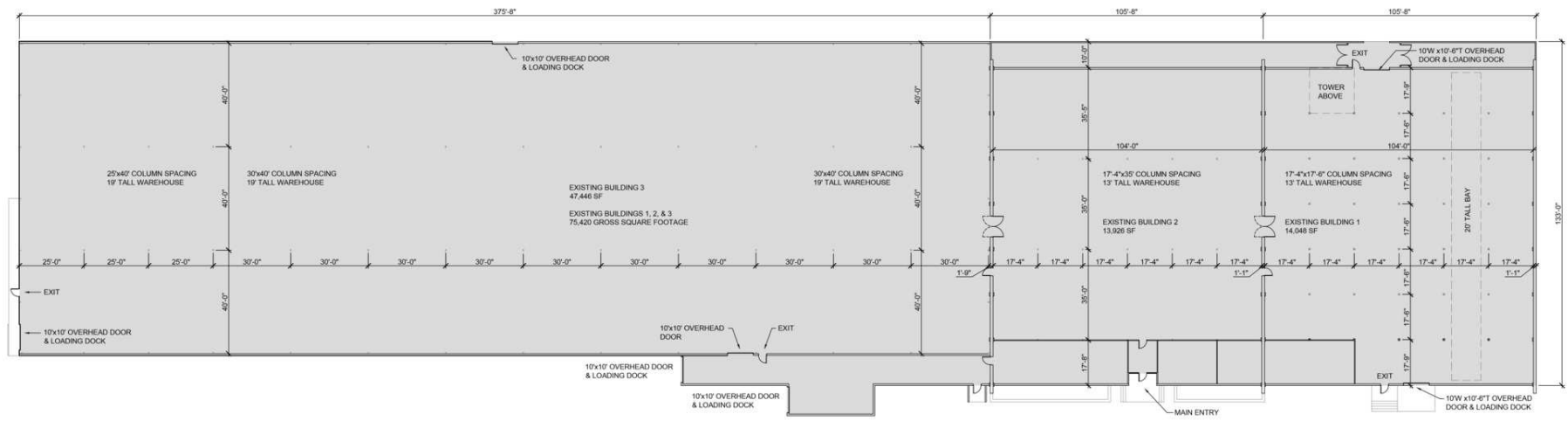
BUILDING SECTION 1
SCALE 1" = 20'-0"



BUILDING SECTION 2
SCALE 1" = 20'-0"

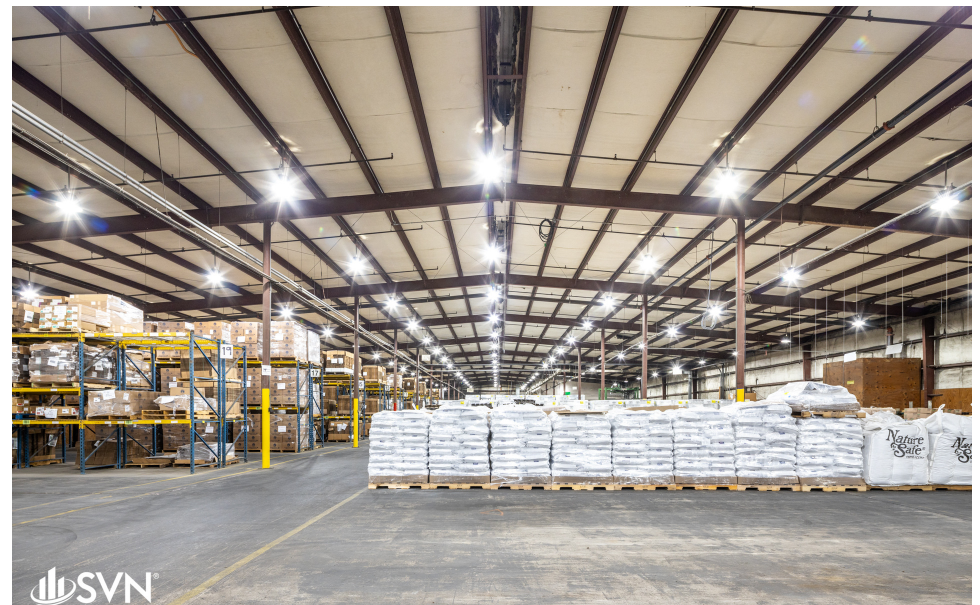


BUILDING SECTION 3
SCALE 1" = 20'-0"



EXISTING FLOOR PLAN
SCALE 1" = 20'-0"

ADDITIONAL PHOTOS





JOHN BUNCH, SIOR

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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, his daughter 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.

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

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GABE MEASNER

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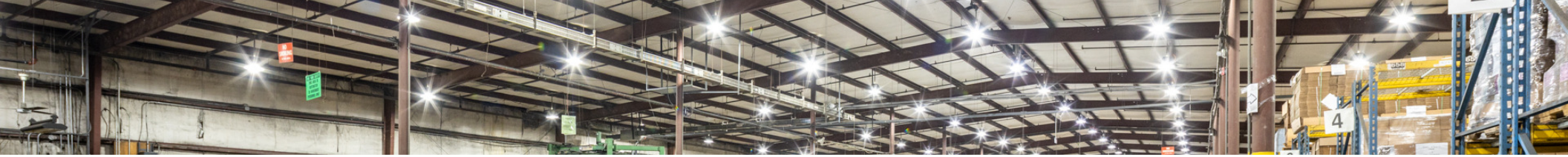
PROFESSIONAL BACKGROUND

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.

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