

LEASE

86,400 SQUARE FEET OF STAND ALONE WAREHOUSE SPACE IN LEXINGTON, KY

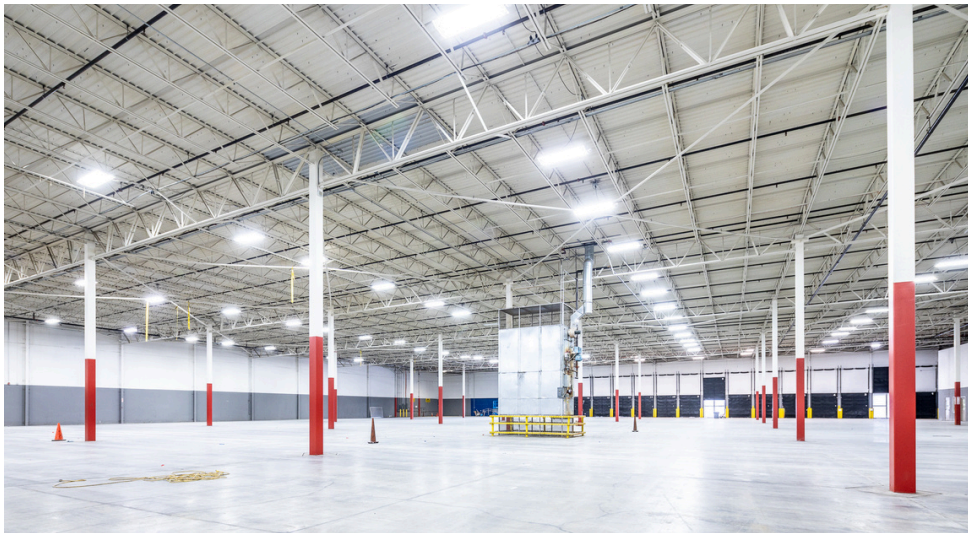
2450 PALUMBO DRIVE LEXINGTON, KY 40509



PRESENTED BY:
John Bunch, SIOR
C: 859.433.8911 || john.bunch@svn.com



PROPERTY SPECIFICATIONS



JOHN BUNCH, SIOR

O: 859.306.0602

john.bunch@svn.com

2450 PALUMBO DR

| Lexington, KY 40509

BUILDING INFORMATION

TOTAL SIZE:	86,400 SF
ZONING:	I-1 (Light Industrial)
ACREAGE:	3.51 AC
OFFICES:	4,748 SF on two floors
DOCK DOORS:	16 truck loading docks, 15 with levelers; one overhead drive-in door
CLEAR HEIGHT:	26'-24'
BAY SIZE:	40'x40'
FLOOR:	6" reinforced concrete
ROOF:	Insulated built-up R-19
SECURITY:	Automatic ADT fire and burglar alarm system
LIGHTING:	Motion sensor activated 6-bulb LED
SPRINKLER:	ESFR, city water primary source, supplemented by 300,000 gallon water tank with electric pump and backup diesel pump
EXTERIOR PAVING:	8" reinforced concrete, 2" asphalt overlay, 32,545 SF total
ELECTRIC:	Kentucky Utilities; Phase 3, 240, Amps 500

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2

PROPERTY AERIAL



For marketing purposes only,
exact locations not warranted



LOCATION MAP

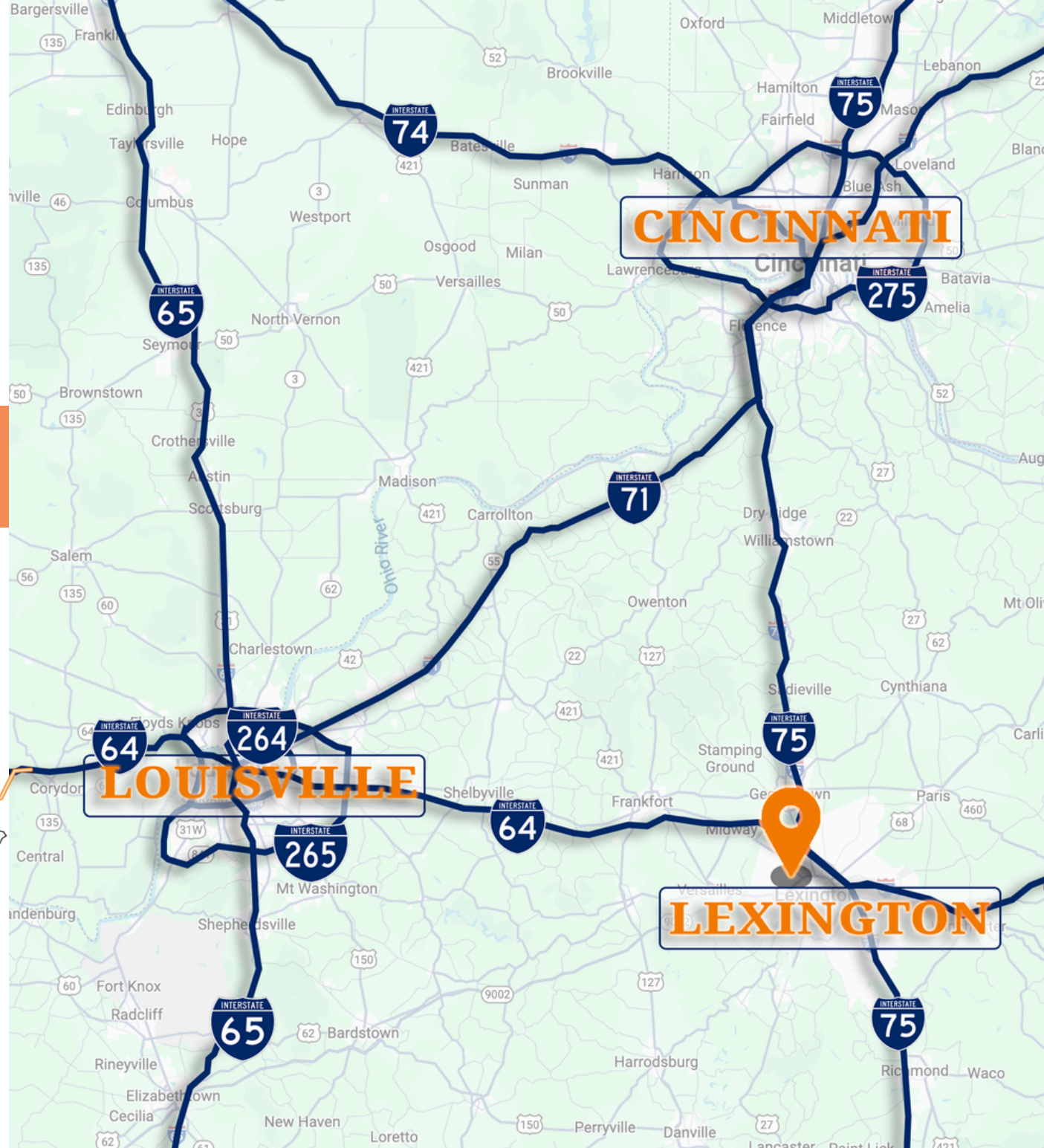
Lexington, Kentucky is recognized as a prime location for industrial and commercial real estate. With a strong economy, strategic location, and excellent infrastructure, the city is ideal for business growth. Its high rankings in quality of life, public safety, and innovation make it an attractive destination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

270 S. Limestone
Lexington, KY 40508
859.264.0888

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.