



**LEASE**

# 38,800 SF Manufacturing Facility FOR LEASE

**2029 BUCK LANE**

Lexington, KY 40511

**PRESENTED BY:**

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# PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>\$6.75 SF/YR</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	38,800 SF
<b>LOT SIZE:</b>	2.63 Acres
<b>ZONING:</b>	I-1

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market a Fully Renovated 38,800 sf manufacturing facility in Lexington, KY for lease. This stand-alone facility was purchased in the first quarter of 2024 and has since undergone extensive renovations sure to please any prospective tenant. The renovations include but are not limited to: new concrete aprons for truck courts and entrance areas, replacement of all doors to metal, new gutters and downspouts, freshly installed protective bollards and handrails, upgraded landscaping, interior and exterior paint, and an extensive interior cleaning.

The improvement boasts a healthy 12% office ratio at 5,000 sf with the remaining balance of 33,800 sf being high grade manufacturing and distribution space. The office space contains 8 private offices, kitchenette, conference room, and men and women's restrooms, as well as a second story mezzanine (not included in the SF). The manufacturing space contains over 4,000 amps of 480/3 phase power. Other features of the warehouse include 19'9"+/- ft peak height, high efficiency LED lighting, in place compressed air lines, wet sprinkler system, two docks with levelers and two grade level drive in doors.

Lastly, the building sits on +/-2.63 acres which provides for potential expansion of a parking lot and/or a building addition. The property is located less than 4 miles from the I-75/I-64 interchange which provides logistical ease to the densely populated East Coast. To schedule private tour of the facility or for any further inquiries please reach out to John bunch (859)-433-8911 (john.bunch@svn.com) or Justin Ryder (859)-447-3285 at (Justin.Ryder@svn.com)

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## COMPLETE HIGHLIGHTS



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## LEASE HIGHLIGHTS

- 38,800 sf Fully Renovated Manufacturing Facility
- 6.75/sf/yr + NNN (Estimated at 1.52/sf/yr)
- 4,000 amps of 480/3 phase power
- (2) Docks with levelers
- (2) Grade Level Drive in doors
- Immediately Available for occupancy

## RECENT RENOVATIONS

- New concrete poured for the truck court and entry ways
- Parking areas striped and sealed (Taking place 7/19/24)
- New landscaping
- Interior and exterior painting
- All landscaping redone.
- New gutters, downspouts, and window seals- New exterior doors and hardware

# AERIAL



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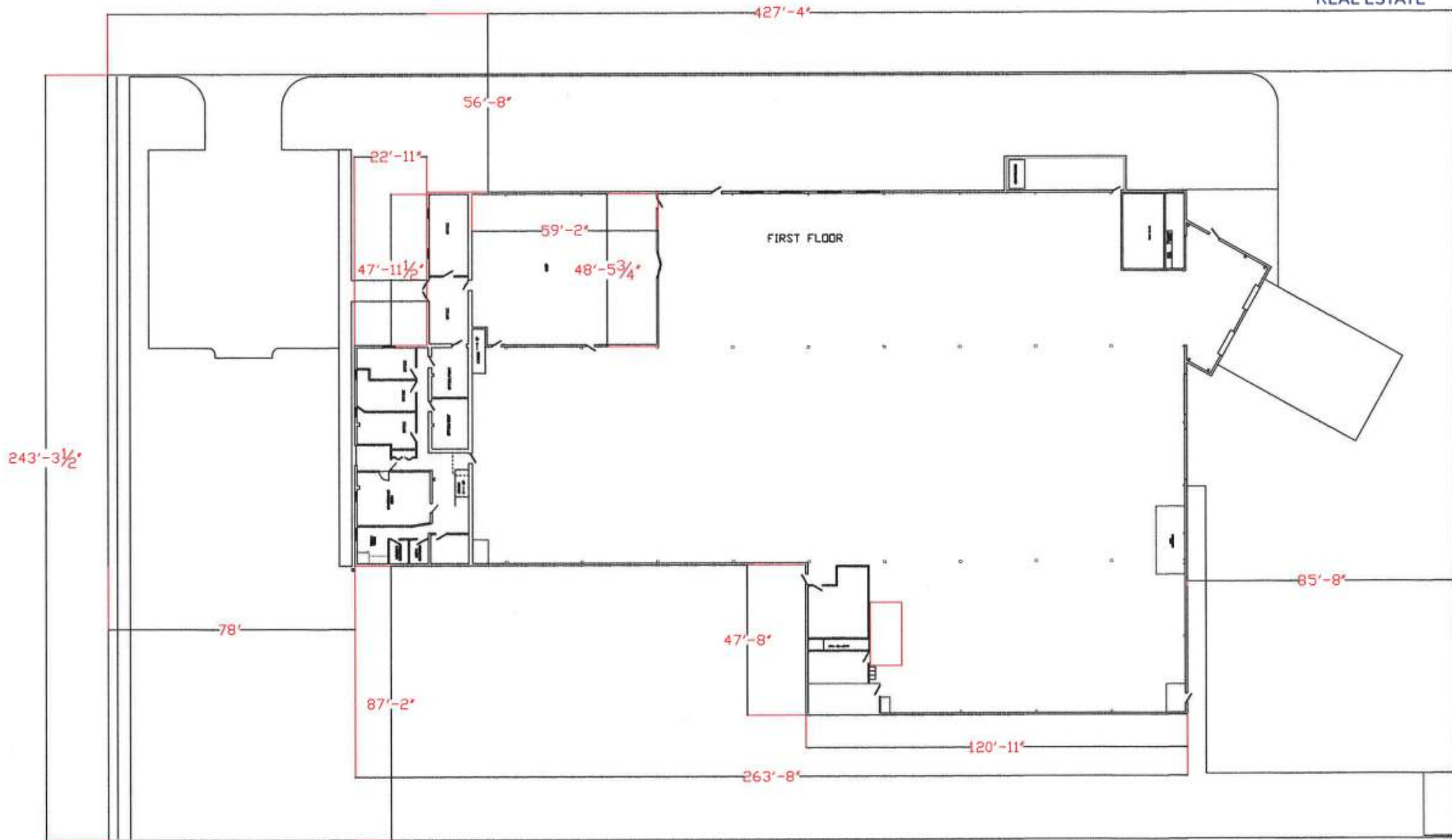
**ADDITIONAL PHOTOS**



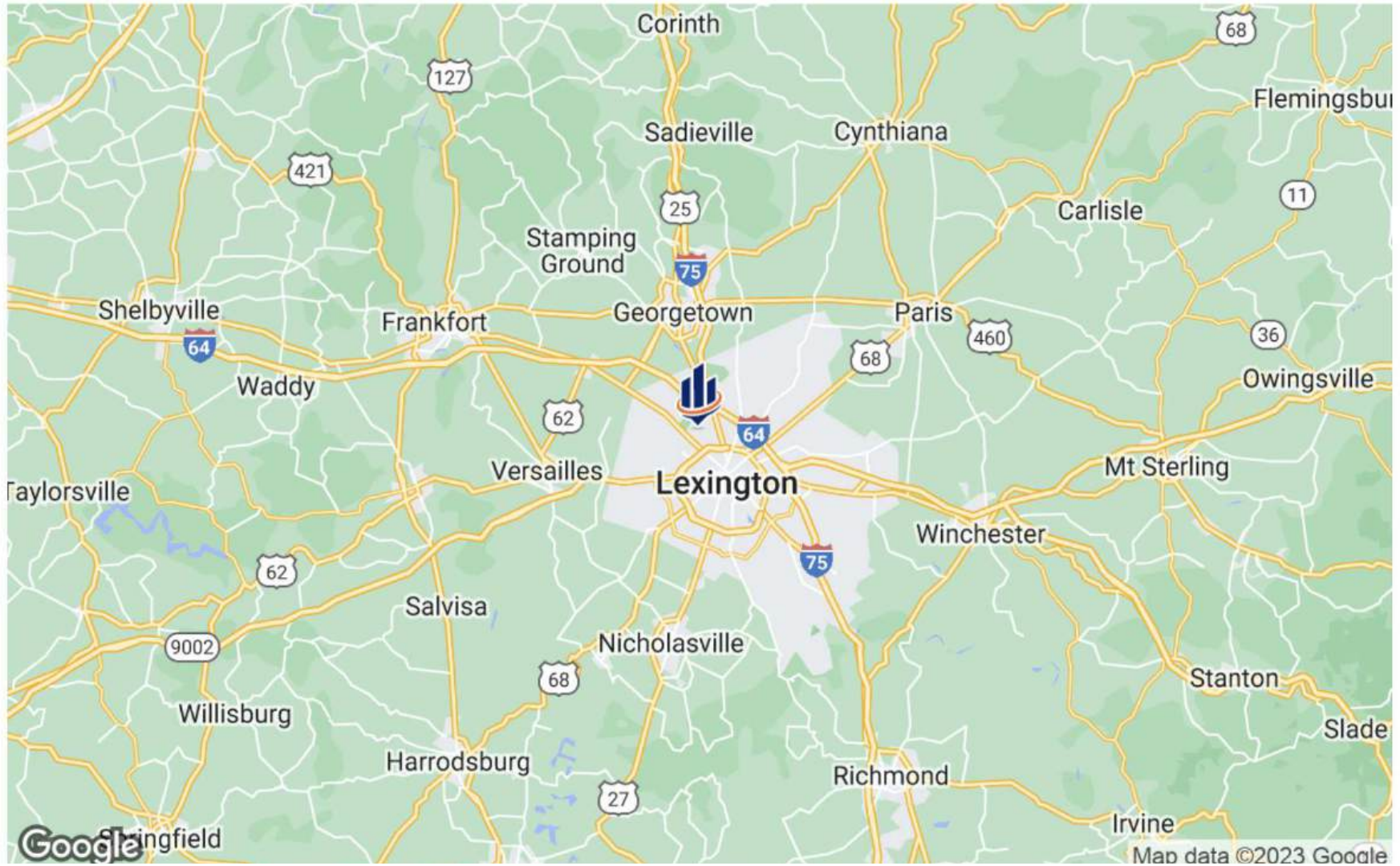
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2029 Buck Lane—Floor Plan—First Floor



# REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT

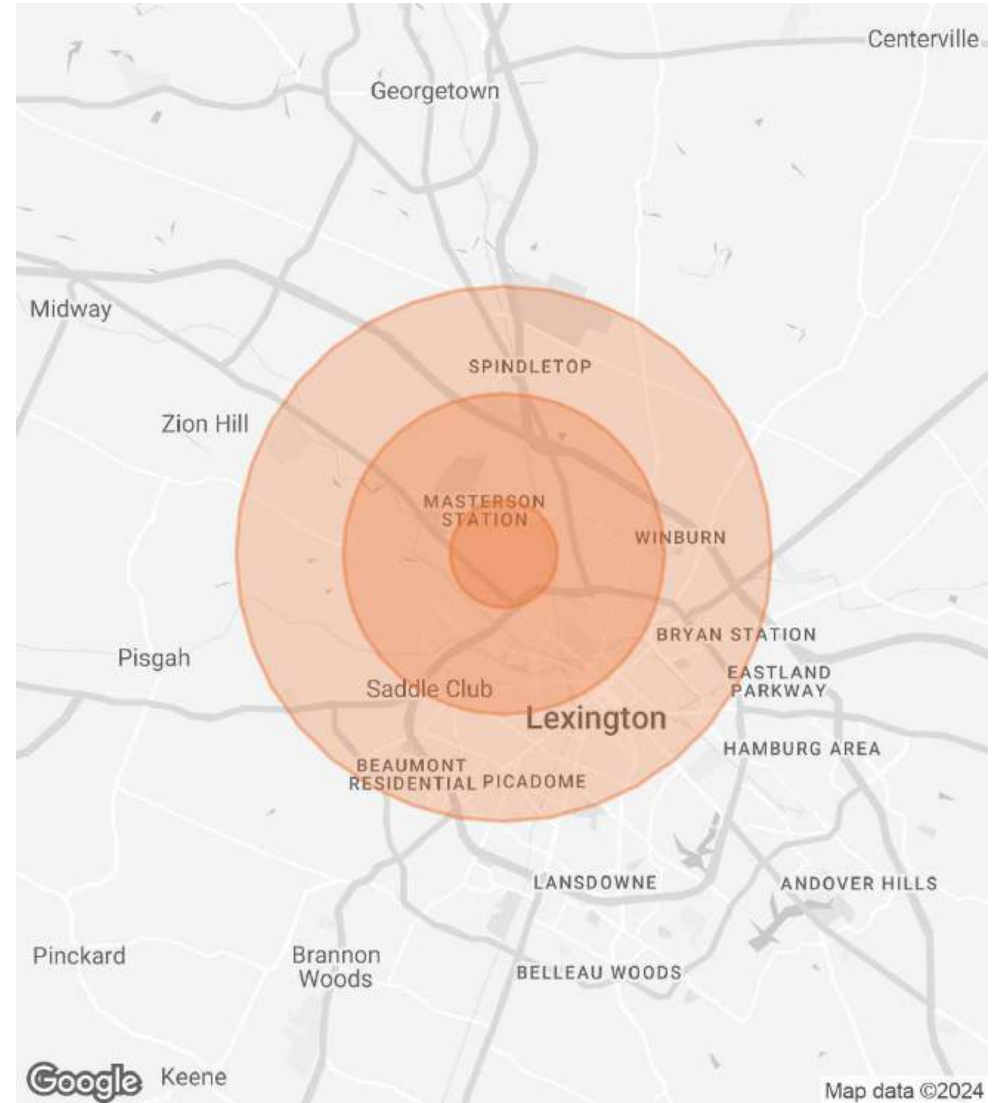
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,626	47,917	129,205
<b>AVERAGE AGE</b>	34.1	34.6	35.0
<b>AVERAGE AGE (MALE)</b>	33.2	33.4	33.8
<b>AVERAGE AGE (FEMALE)</b>	37.2	36.4	36.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,811	20,801	56,298
<b># OF PERSONS PER HH</b>	2.4	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$75,579	\$59,148	\$60,837
<b>AVERAGE HOUSE VALUE</b>	\$187,609	\$139,642	\$171,279

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO



### 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 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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## PROFESSIONAL BACKGROUND

Justin serves as an Advisor with SVN Stone Commercial Real Estate, specializing in investment sales, auto-related sales, land-use, and multi-family. Justin's passion is to deliver value to clients within the context of service, leadership, and teamwork — attributes that perfectly highlight SVN Stone's competitive advantage.

Justin is a native Kentuckian and graduated from the Gatton College of Business and Economics with a degree in Business Management. Prior to joining the SVN team, Justin worked with a nonprofit ministry where he was a proven leader and creative marketer.

Justin and Libby are the proud parents of three wonderful daughters, and enjoy family dates in Lexington. When not at work, Justin enjoys his family, Crossfit, and Cycling.

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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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