

# LEASING OPPORTUNITY

## WERNE DRIVE

705 Werne Drive, Lexington, Kentucky 40504



### OPPORTUNITIES

- \* 3,360 sf Industrial/Office/Flex space available.
- \* Excellent access to New Circle, I-75, and Bluegrass Airport.
- \* Split level allows for Office/Showroom on the main level and warehouse on the lower level. Provides Overhead/Drive in door access.



**Equity**  
Management  
Group, Inc.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

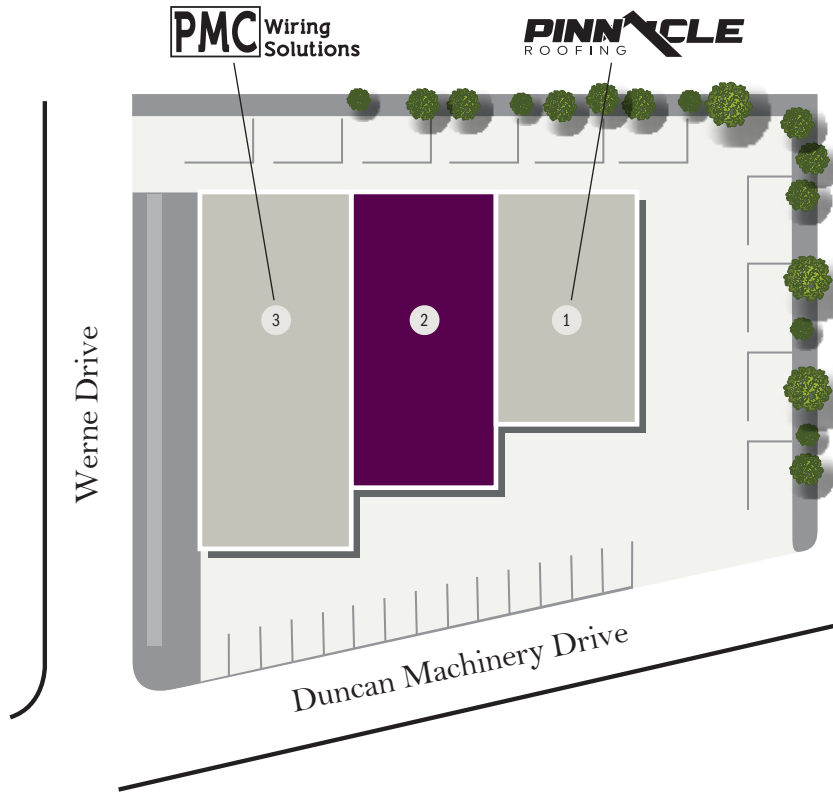
Leasing Representative: **Jason Taylor**  
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Equity Management Group \* 840 East High Street \* Lexington, KY 40502

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1	Pinnacle Roofing	2,800 SF
2	Available	3,360 SF
3	PMC Wiring Solutions	3,920 SF
Total GLA:		10,080 SF

### PROPERTY SPECIFICS

<b>Anchor Tenant:</b>	PMC Wiring Solutions
<b>Total GLA:</b>	10,080
<b>Traffic Counts:</b>	9,182
<b>Parking Spaces:</b>	20
<b>Occupancy:</b>	84%

### PROPERTY ADVANTAGES

Conveniently located off Old Frankfort Pike with excellent access to New Circle Rd. The space is highly functional for contractors, suppliers, showroom users or general flex users. Unmatchable visibility on New Circle Rd.

### LOCATION

**Located at:** 705 Werne Drive, right off Duncan Machinery Drive and New Circle Road.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
POS Population:	10,259	78,857	164,826
POS Households:	3,398	30,182	64,047
POS Average Household Income:	\$36,946	\$38,598	\$49,675

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