

INDUSTRIAL FOR LEASE



140 TRADE STREET LEXINGTON, KY 40511



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PROPERTY DESCRIPTION

SF: 26,673 SF

RATE: \$7.25/SF+NNN

Address: 140 Trade Street, Lexington, KY 40511
Year Built: 2001
Total SF: 26,673 SF
Office SF: 3,737 SF
Site Size: 3.23 AC
Lease Rate: \$7.25/SF
Lease Type: NNN
NNN: Est. \$1.65/SF
Construction: Split faced block/metal
Dimensions: 146' x 172'
Lighting: T-5/LED
Clear Height: 28'
Column Spacing: Single column line
Power: 800 AMP, 480 V, 3 phase main power
Dock Doors: 6, 9' x 10' all with automatic levelers
Drive-in Doors: 1, 10' x 14'
Sprinkler System: Wet system
Zoning: I-1 (Light Industrial)
Car Parking: Appx. 50 spaces
HVAC-Warehouse
Heating/Cooling: 4 suspended gas heaters
HVAC-Office
Heating/Cooling: 2 HVAC units
Signage: Building signage available

Property Highlights

- Outside storage potential
- 28' clear height
- 3 phase power
- 6 docks
- Wet sprinkler
- Building signage



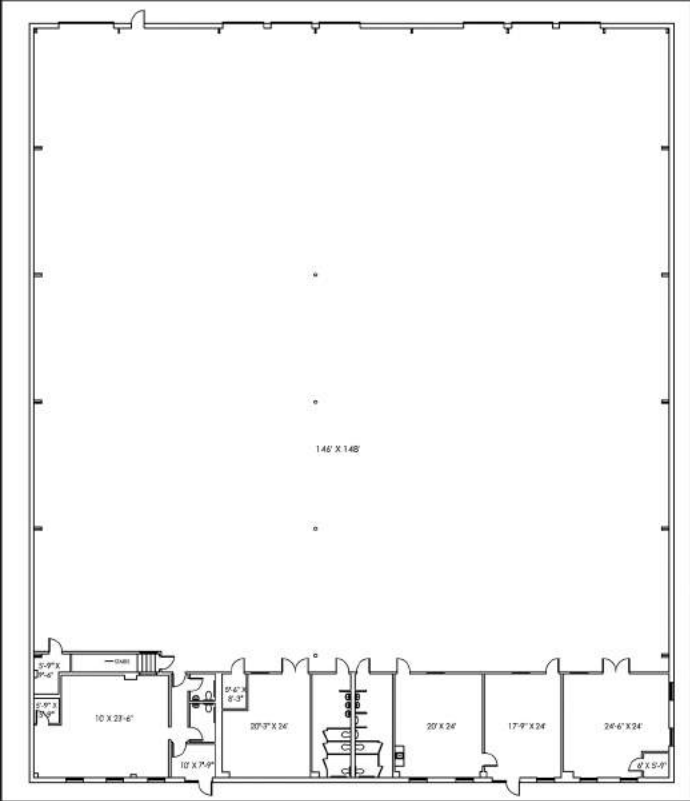
LOCATION DESCRIPTION



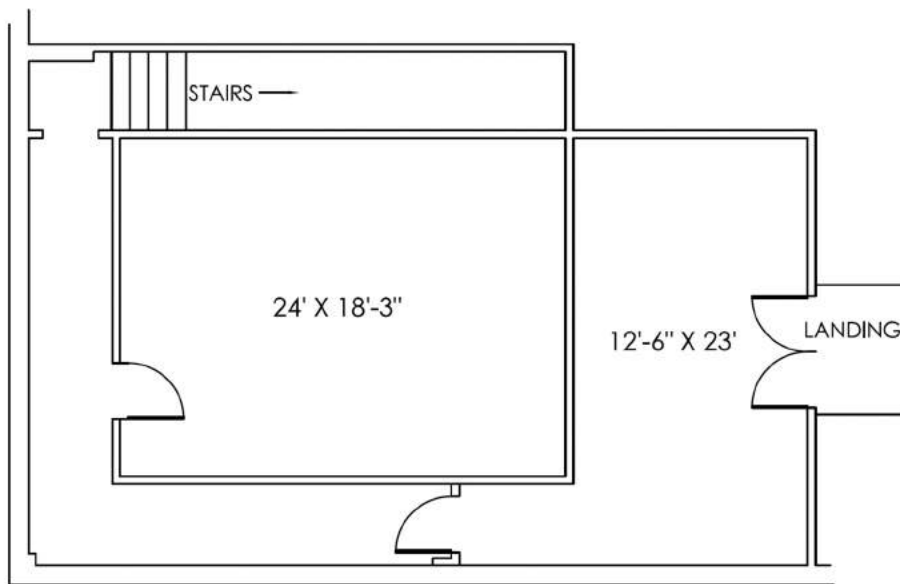
140 Trade Street is located in Leestown Industrial Park in the northwest corridor of Lexington, KY. The property is 3.9 miles from I-64/I-75 and 5.9 miles from Bluegrass International Airport. Other neighboring businesses include: UHaul, RHI Magnesita, United Rentals, Cintas, Amazon, Coca Cola, Fed Ex, and many more.

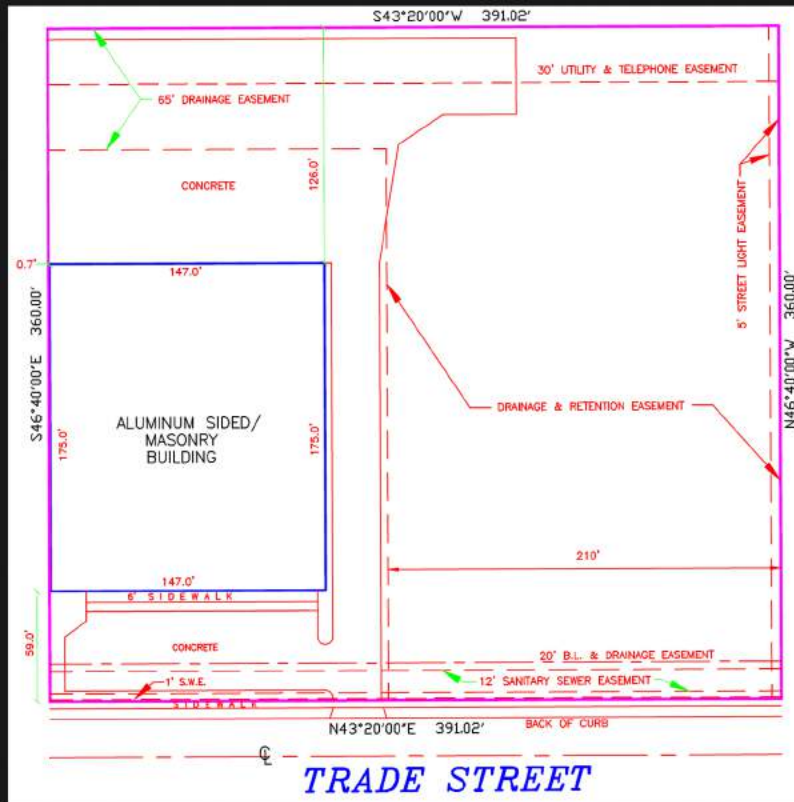
With an MSA over 645,000, Lexington is the second largest market in the Commonwealth of Kentucky. Lexington provides a strategic location for businesses through access to a highly educated labor force, low startup and operational costs, below average cost of living and its location at the I-75/I-64 intersection providing a 24 hour or less drive to approximately 70% of the United States population.

FLOOR PLAN



FLOOR PLAN





ADDITIONAL PHOTOS

