

# 109 Fieldview Drive Versailles, KY 40383



**PRICE PSF:**

**\$55/SF**

**Priced Well Below**

**Replacement Cost!**

- ✓ **Freestanding Office & Industrial Space**
- ✓ **Available For Sale or Lease**
- ✓ **Investment / Owner Occupant Opportunity**
- ✓ **4 Drive-In Doors**
- ✓ **Outside Storage/Ample Parking**
- ✓ **Steel Construction**

**Contact:**

Clay Angelucci

C: 859.338.8800

O: 859.309.0099

Clay@BALrealestate.com

Lauren Cambron

C: 859.753.8154

O: 859.309.0099

Lauren@BALrealestate.com



**BLOCK+LOT**

**Size:**  
**39,000 SF**

**Sale Price: \$2,150,000 (\$55.13/SF)**  
**Lease Rate: \$9.00-\$11.00/SF Modified Gross**

**Zoning:**  
**I-1**



## Property Description

109 Fieldview Drive has two buildings on appx 2.5 Acres, zoned I-1 (Light Industrial), totaling 39,000 SF available for Sale or Lease. Building 1 is a two-story 30,000 SF office building, 10,000 SF of which is below grade in a partially finished lower level.

This building presents a great opportunity for an owner/occupant or an investor, as its priced well below replacement cost.

The building was built in 2002 with steel frame and steel bar joist. All utilities are available to the building with 24/7 gas/electric HVAC. Building 2 is a 9,000 SF metal warehouse that features 14'7" clear height, 4 (14' tall) overhead drive-in doors, 2 open storage bays, a restroom, and office. Building 2 has yard storage that is paved concrete. Currently there is a Tenant in a portion of the property, they can stay and lease back from the new owner (terms to be negotiated) or vacate the property entirely. The Tenant currently occupies 6,676 SF on the second level, and 3,000 SF of storage in the lower level of Building 1, and the entirety of Building 2 and the yard storage.

There is a vacant 14,180 SF available on the first floor and lower level (divisible) and there is a 3,700 SF suite available on the second floor of Building 1. First Floor/Lower Level (4,735-14,180 SF at \$11.00/SF): The first floor is appx. 9,470 SF and features two open areas surrounded by private offices. There is a total of 17 private offices, reception area/lobby, a kitchenette, conference room, work room, and men's and women's restrooms. The first floor can be divided into two units appx. 4,735 SF units. The basement features an open area surrounded by 5 private offices, a conference room, men's and women's restrooms, large breakroom/kitchenette, and fenced in storage in a separate storage area (appx. 2,500 SF).

Second Floor (3,700 SF at \$9.00/SF): Open space with one private office/conference room, men's and women's restrooms, storage room, and a kitchenette.



**BLOCK+LOT**

# 109 Fieldview Drive

## Property Specifications



Address: 109 Fieldview Drive, Versailles, KY 40383  
Total SF: 39,000 SF  
Office SF: 30,000 SF  
Industrial SF: 9,000 SF  
Total Site Size: 2.51 Acres  
Lease Rate: \$9.00-\$11.00/SF  
Lease Type: Modified Gross  
Utilities: Water, electric, gas, & sanitary sewer available  
Construction: Building 1- insulated panel system exterior walls, on steel frame and steel bar joist. Building 2- metal roof and metal siding on a steel frame.

HVAC: Building 1- forced air gas heat with central air. Building 2- ceiling suspended oil heaters.  
Generator: Back up, gas fired.  
Lighting: Building 1-Fluorescent. Building 2-Fluorescent & LED.  
Clear Height: Building 2-14'7"  
Power: Building 2-120V-200AMP  
Drive-in Doors: 4 Drive in Doors (14' tall)  
Zoning: I-1  
Car Parking: 71 parking spaces  
Signage: Existing marquee sign

# 109 Fieldview Drive

## Location Description & Aerial



**MORE THAN A BAKERY.**

**Location Description:**

109 Fieldview Drive is located on Fieldview Drive, off of the Versailles Bypass/US-60 in Versailles, KY. The site can be accessed via Big Sink Road and Industry Road. The property is located in a large industrial sector of Versailles, and near an abundance of professional/medical office and retail. This location offers great amenities for employees and customers with retail, restaurants, and banks nearby. Versailles is strategically located in Central Kentucky being only 13 miles west of Lexington, 8 miles from the Bluegrass International Airport, and 14 miles southeast of Frankfort.



Industry Drive

Big Sink Road

Versailles Bypass/US 60

Crossfield Drive

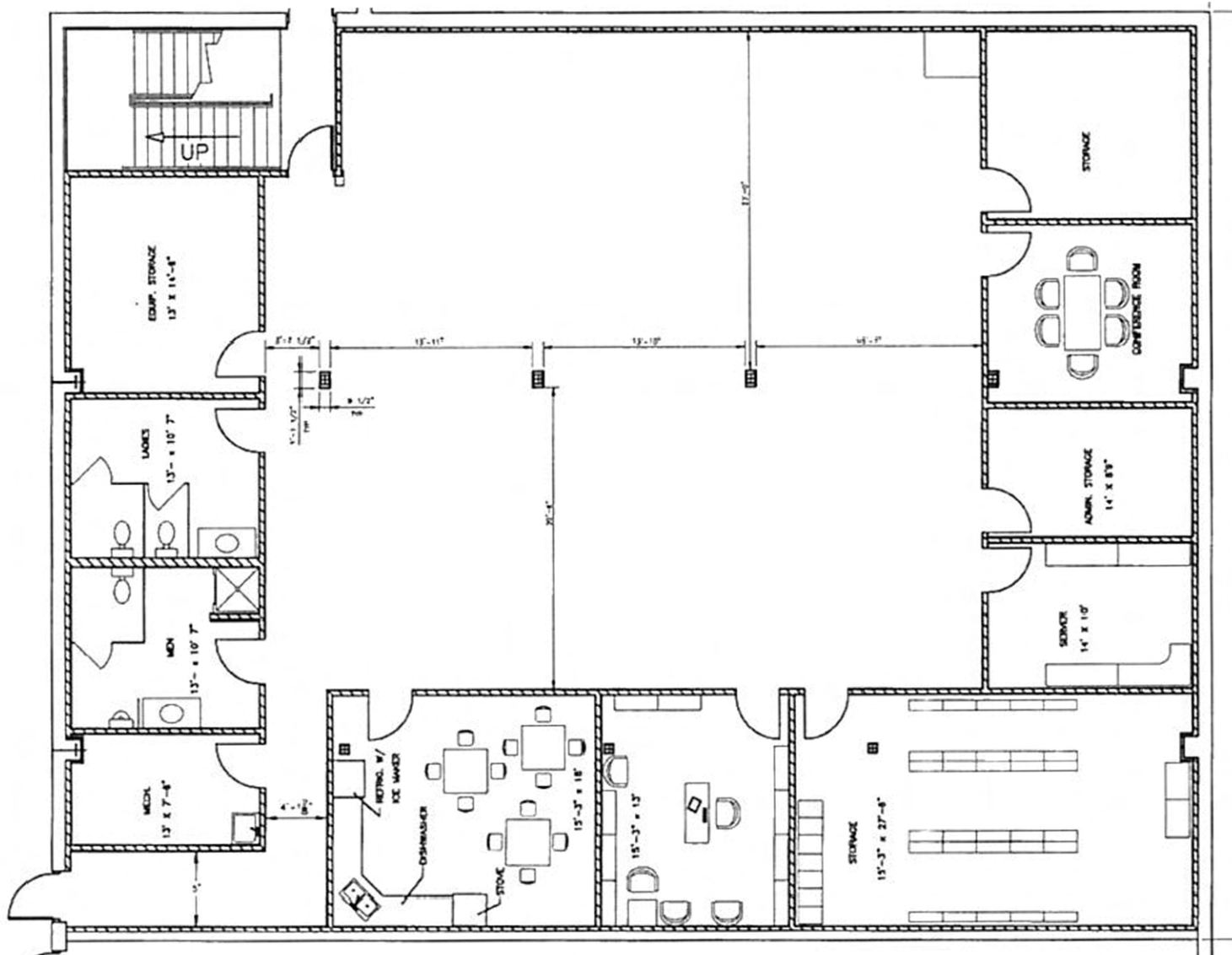
Lexington Road

Downtown Versailles



# 109 Fieldview Drive

## Floor Plan Building 1- Lower Level



Appx. 5,500 SF of unfinished area/storage not depicted.

### Contact:

Clay Angelucci  
 C: 859.338.8800  
 O: 859.309.0099  
 Clay@BALrealestate.com

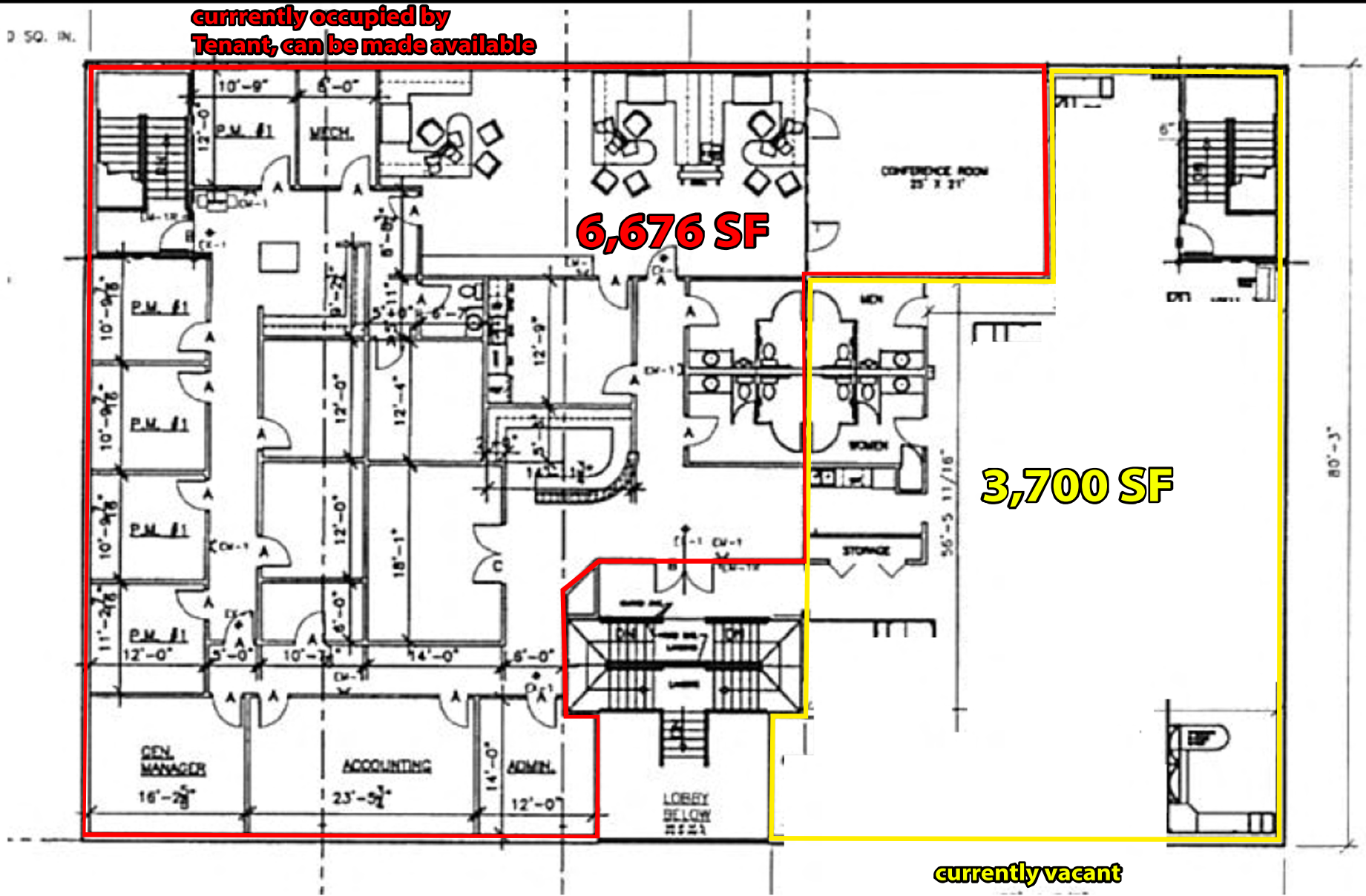
Lauren Cambron  
 C: 859.753.8154  
 O: 859.309.0099  
 Lauren@BALrealestate.com



BLOCK+LOT

# 109 Fieldview Drive

## Floor Plan Building 1- Second Floor



**Contact:**

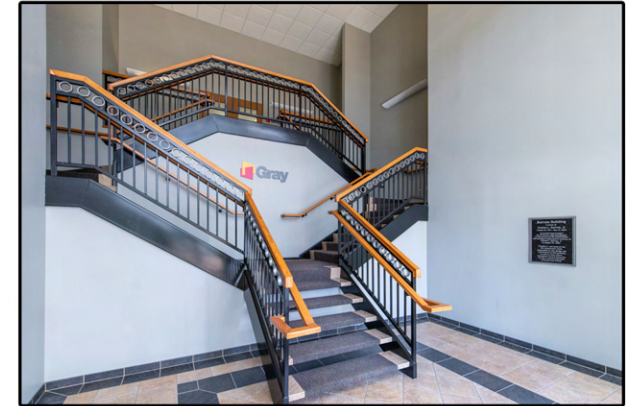
Clay Angelucci  
C: 859.338.8800  
O: 859.309.0099  
Clay@BALrealestate.com

Lauren Cambron  
C: 859.753.8154  
O: 859.309.0099  
Lauren@BALrealestate.com



# 109 Fieldview Drive

## Photos



### Contact:

Clay Angelucci  
C: 859.338.8800  
O: 859.309.0099  
Clay@BALrealestate.com

Lauren Cambron  
C: 859.753.8154  
O: 859.309.0099  
Lauren@BALrealestate.com



BLOCK+LOT

# 109 Fieldview Drive

## Photos



### Contact:

Clay Angelucci  
C: 859.338.8800  
O: 859.309.0099  
Clay@BALrealestate.com

Lauren Cambron  
C: 859.753.8154  
O: 859.309.0099  
Lauren@BALrealestate.com



BLOCK+LOT