

1263 E. New Circle Road Lexington, KY 40505

AVAILABLE FOR LEASE

- **High-Visibility Location**
- **High-Demand Flex Unit**
- **42,767 Avg. Daily Traffic**
- **Fully Climate Controlled**
- **Dock/Overhead Door**

Contact:

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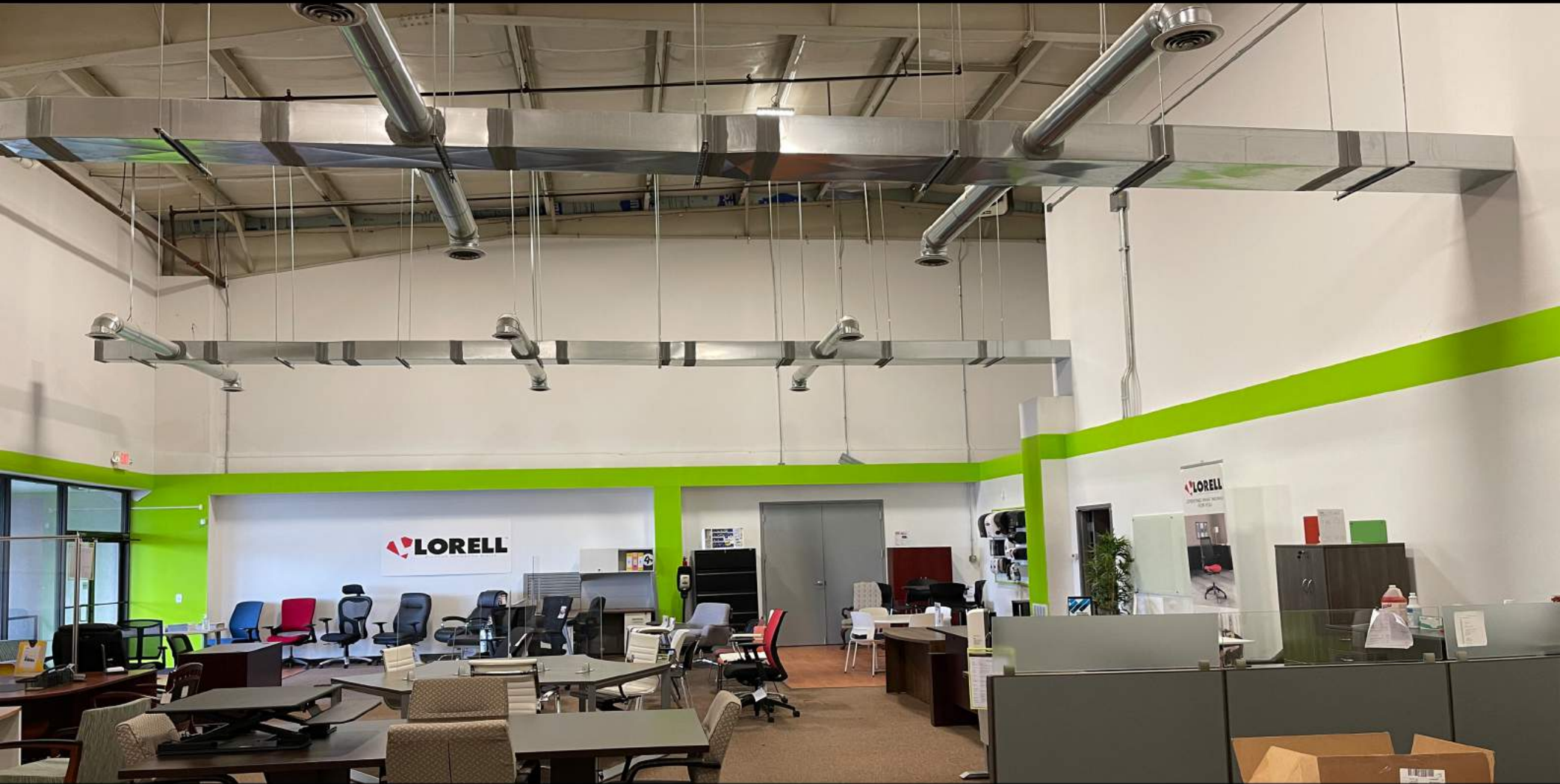


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Available SF:
7,255 SF

Lease Rate:
\$9.95/SF + NNN

Zoning:
I-1



Property Features:

Ideal for showroom, retail, flex/industrial, and/or office.

Excellent location on E. New Circle Road offering high visibility and high traffic count of 42,767 VPD (Per Kentucky Transportation Cabinet).

Easy access to U.S. 60, I-75 and I-64.

(1) Loading Dock and (1) Overhead Door.

Zoned I-1



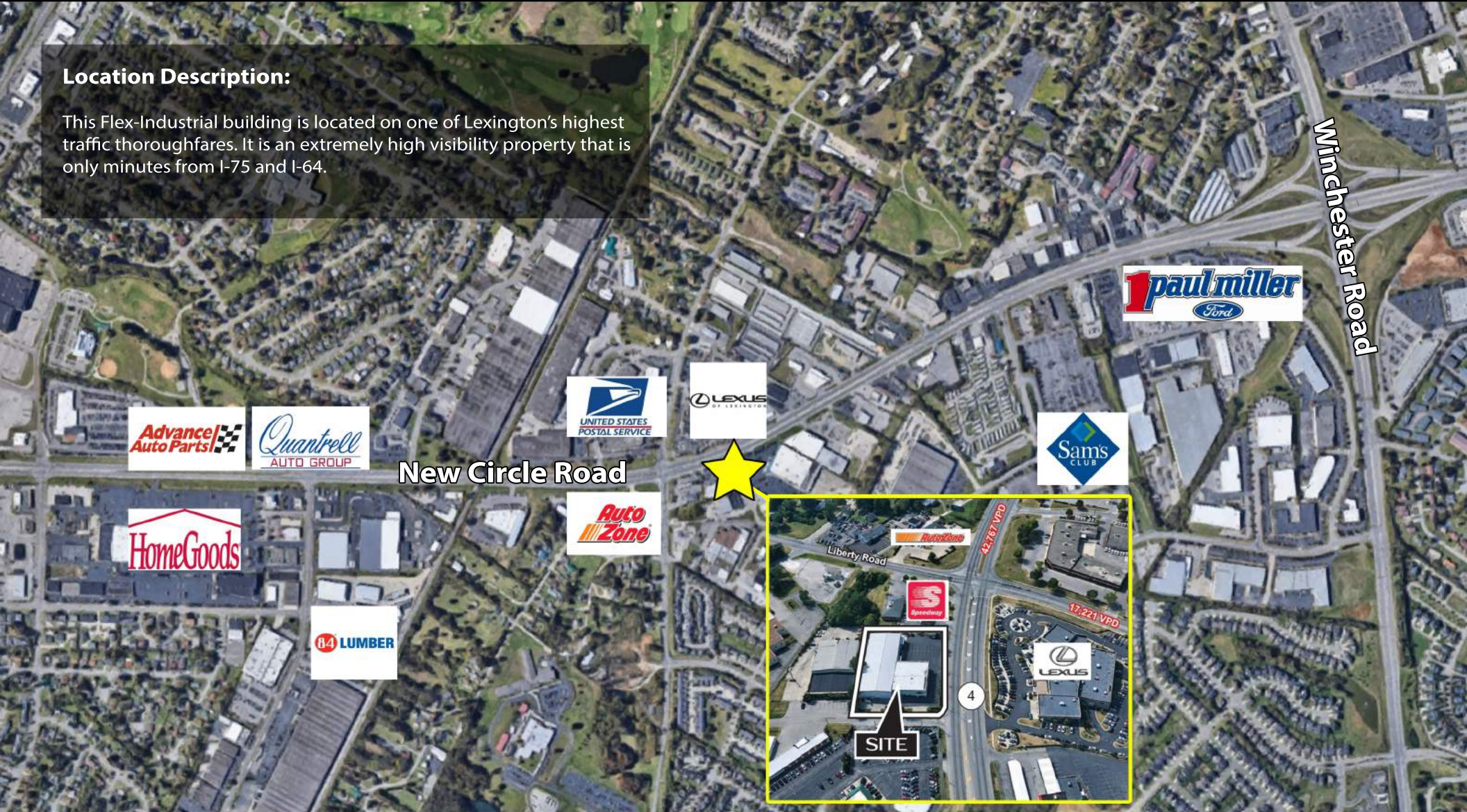
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1263 E. New Circle Road

Aerial

Location Description:

This Flex-Industrial building is located on one of Lexington's highest traffic thoroughfares. It is an extremely high visibility property that is only minutes from I-75 and I-64.



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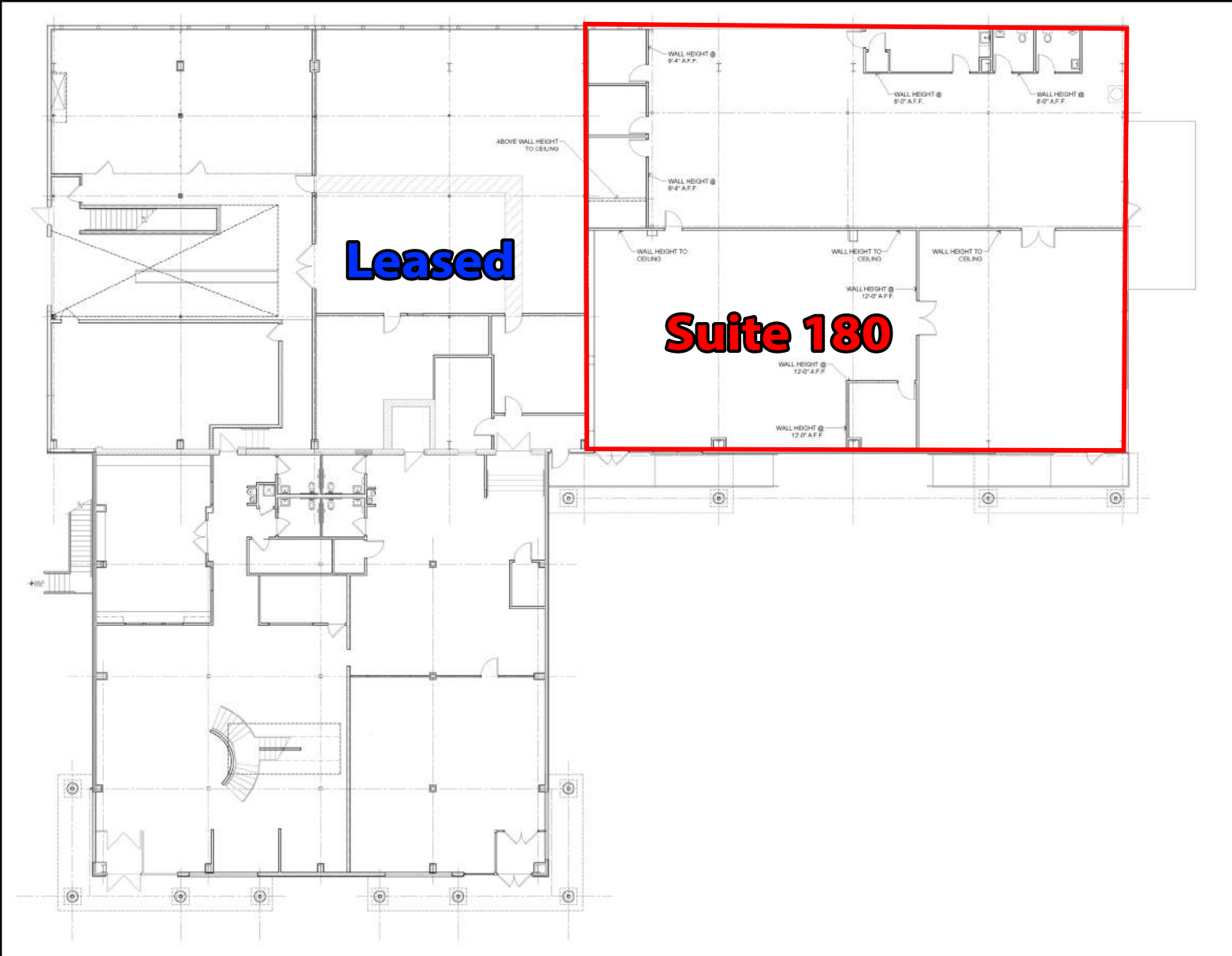
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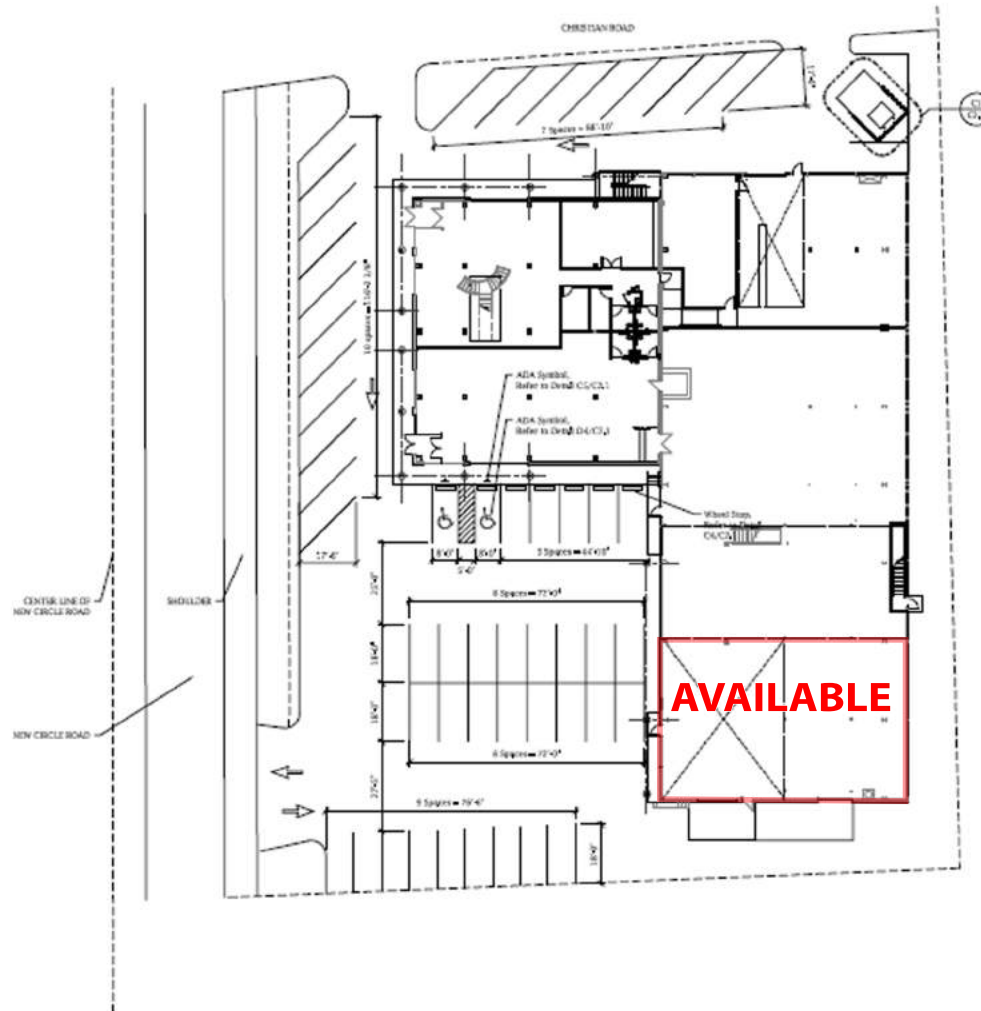
1263 E. New Circle Road

Floor Plan



1263 E. New Circle Road

Site Plans



AVAILABLE

Site Plan
SCALE: 1" = 20'



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1263 E. New Circle Road

Photos

