

FLEX/INDUSTRIAL FOR LEASE



124 TRADE STREET
LEXINGTON, KY 40511

Adam Boardman
C: 859.338.8243
O: 859.309.0099

Adam@BALRealEstate.com





PROPERTY DESCRIPTION:



6,812 SF
\$12.50 PSF + NNN
Zoned I-1

Located just off of Leestown Road in Lexington, this free-standing flex building sits on 1 acre and consists of roughly 3,000 SF office space and roughly 3,800 SF of warehouse/storage space. The office portion of the building includes 8 private offices, a large conference room, reception area, and kitchenette. The warehouse space is separated into two large, fully climate-controlled warehouses with a 10'x9' overhead door. Located directly behind the building is an additional 1,200 SF storage garage with 4 bay doors. The rear portion of the property is a fully fenced and secured yard area.

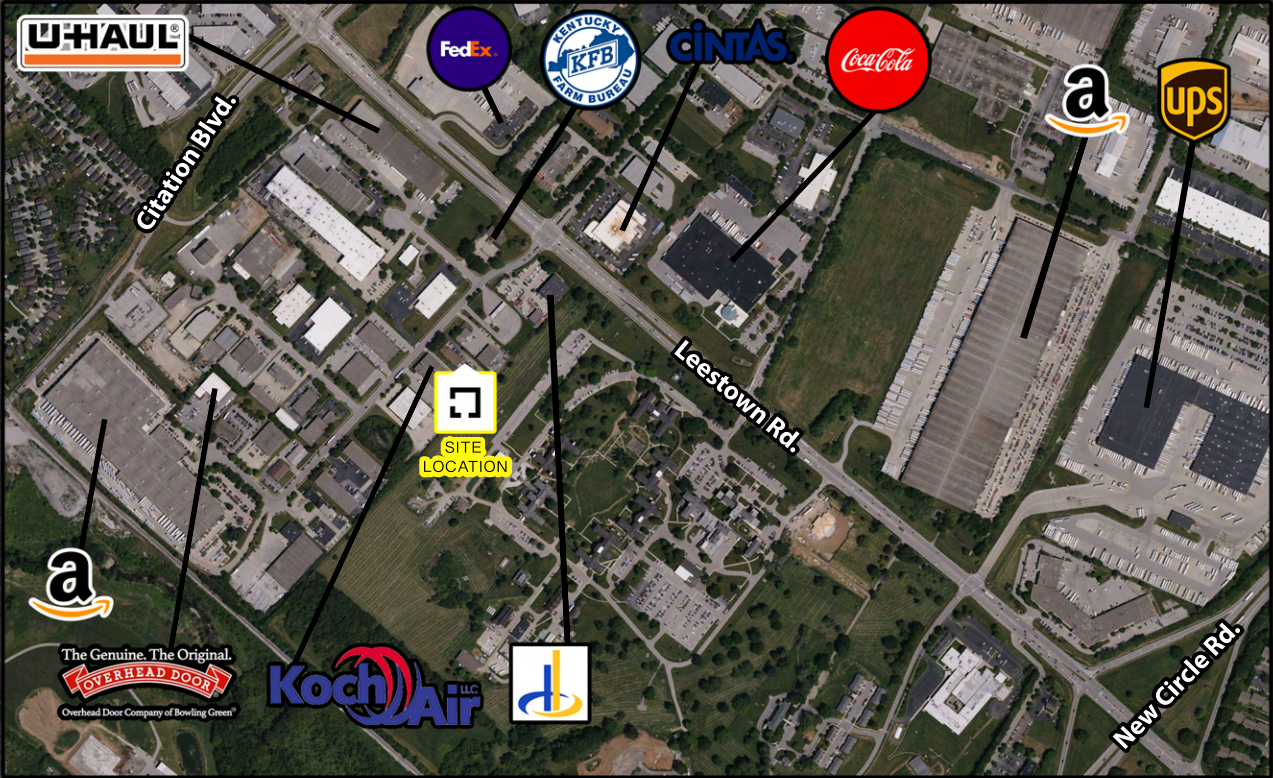


PROPERTY HIGHLIGHTS:

- Free-standing building
- Large fenced yard
- Climate-controlled warehouse space
- Ideal location
- Ample office space
- Additional storage building with 4 storage bay doors

LOCATION DESCRIPTION:

124 Trade Street is located just off Leestown Rd., minutes from New Circle Rd., the I-75/64 interchange, and Downtown Lexington.



ADDITIONAL PHOTOS



PROPERTY OUTLINE



FLOOR PLAN

