

# FOR LEASE

1135 Versailles Rd, Lexington, KY 40508

\$8.00 /SF/Yr (NNN)



## Property Details

|                |  |
|----------------|--|
| Total Space:   | 12,000 SF                              |
| Office:        | 2,250 SF                               |
| Warehouse:     | 9,750 SF                               |
| Acres:         | 0.466 AC                               |
| Lease Rate:    | \$8.00 /SF/Yr                          |
| Lease Type:    | NNN                                    |
| Year Built:    | 2001                                   |
| Parking:       | Paving Asphalt                         |
| Traffic Count: | 23,978                                 |
| Property Type: | Warehouse/Office                       |
| Zoning:        | B-4 - Warehouse/<br>Wholesale Business |

This is an extremely well maintained warehouse with office space with great access from downtown Lexington as well as I-75 and I-64.

In the office space there are 3 large office/training rooms, 3 small offices, and 2 restrooms. In the warehouse there are 20 ft ceilings, 3 overhead doors, large cage area and storage room, breakroom with two restrooms/showers and heat in the warehouse.

The property has more than ample parking and great visibility.



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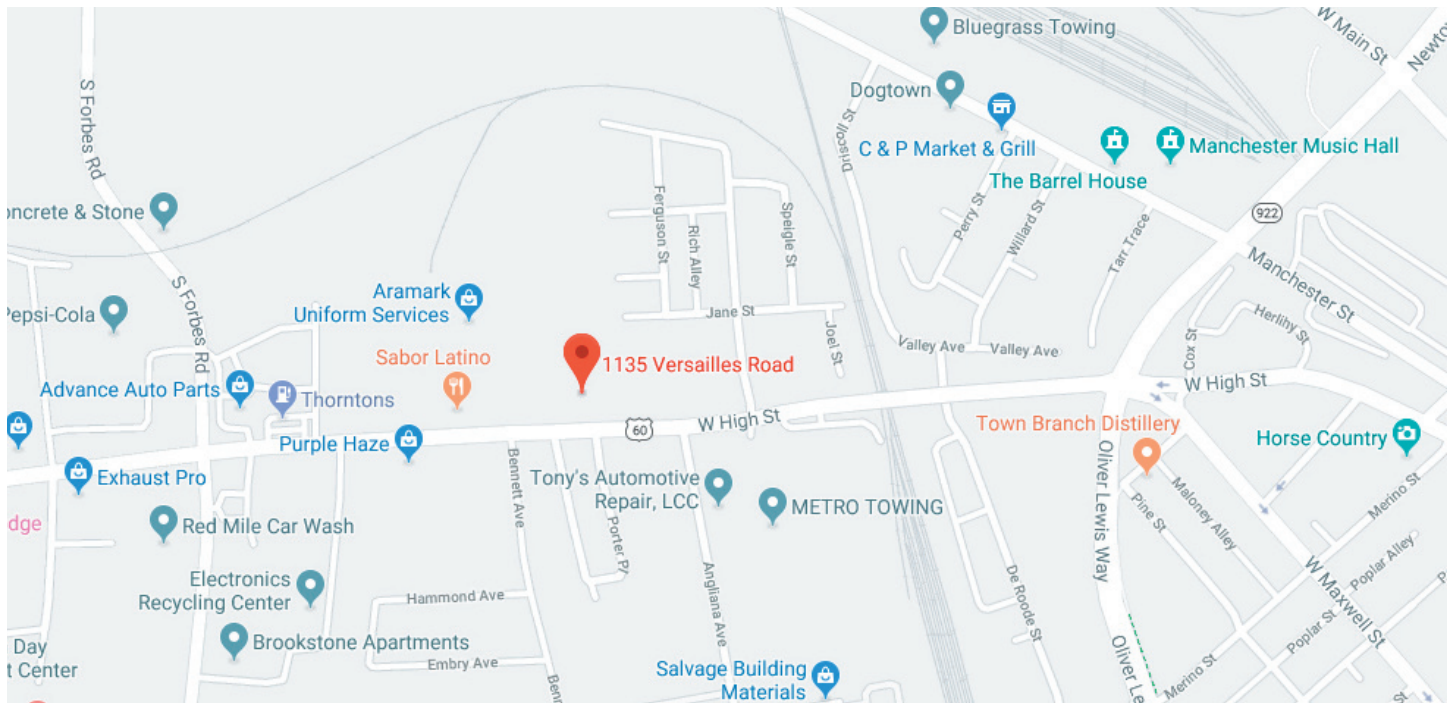
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# Map & Aerial



# Property Photos

