

FOR SALE/LEASE

INDUSTRIAL SPACE FOR SALE OR LEASE

404 SPORTING COURT

Lexington, KY 40503

PRESENTED BY:

JOHN BUNCH

C: 859.433.8911

john.bunch@svn.com





SALE PRICE	\$3,950,000
LEASE RATE	\$5.85 SF/YR

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to be retained as the exclusive agent in bringing to market this limited Industrial opportunity located on the south side of Lexington, KY. 404 Sporting Court was originally constructed in 1999 as the home of Kentucky Indoor Soccer Center and has remained an athletic use since its inception.

Due to the building requirements in its initial use, the +/- 45,415 sf improvement boast many attractive features to all future prospective users of the property including impressive column spacing of 28 x 105, peak height of 30' with eaves sloping to 27' clear, 90 tons of pad mounted HVAC units w/ Galvanized spiral duct, standing seam metal roof with exhaust, 1325 amps 480/3 phase and 208/single phase. The improvement has one grade level drive in door with potential of added docks to the front of the building. Truck court depth is approximately 120' and is currently being used as a parking lot with 95 striped spaces.

The office portion of the property is approx 2,711 sf. Amenities include an open concept entry lobby, 6 private offices, large conference room, ADA compliant men and women's restrooms, and is fully climate controlled.

This is a great opportunity for a business to set up long term operations with an unmatched location in Lexington. For further inquiries or to set up a private tour please reach out to John Bunch at 859-433-8911 or john.bunch@svn.com.

OFFERING SUMMARY

BUILDING SIZE:	45,415 SF
ACREAGE:	2.98 Acres
PRICE / SF:	\$86.98
YEAR BUILT:	1999
ZONING:	I-1

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GENERAL BUILDING INFORMATION

STREET ADDRESS	404 Sporting Court
CITY, STATE, ZIP	Lexington, KY 40503
COUNTY/TOWNSHIP	Fayette
INDUSTRIAL PARK	Wellington
YEAR BUILT	1999
FRAMING	Steel / Metal Paneling
SQUARE FOOTAGE	45,415
ZONING	I-1
LOT SIZE	2.98 Acres

OFFICE INFORMATION

SQUARE FOOTAGE	2,711
NUMBER OF PRIVATE OFFICES	6
NUMBER OF CONFERENCE ROOMS	1
RESTROOMS	Men's/Women's

WAREHOUSE DISTRIBUTION INFORMATION

# OF DOCKS WITH LEVELERS	See Page 5
# OF DRIVE IN DOORS	1
CLEAR HEIGHT	30' sloping to 27'
POWER	480/3 phase 1,325 amps
FIRE SUPPRESSION	WET
LIGHTING	High Bay LED
ADDITIONAL FEATURES	Fully Climate Controlled

PARKING & TRANSPORTATION

PARKING TYPE	Surface / Asphalt
PAVED & STRIPES	YES
PARKING RATIO	2.0 / 1,000
NUMBER OF SPACES	95

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LOCATION DESCRIPTION

404 Sporting Court is positioned as one of the few large Light Industrial Zoned parcels in all of South Lexington. South Lexington is home to the highest end retailers and service providers the market has to offer. Within a 5 mile radius you will find recognizable names including but no limited to: Target, Meijer Grovery Stores, Fayette Mall, and the newly developed Summit at Fritz Farm. The industrial vacancy on the south end of town has historically hovered below 5% and is projected to move lower over the next decade as demand outpaces supply in both land and existing product. Within a 5 mile radius, there is approximately densely populated residential market boasting 94,000 total households. Lastly, The site provides ease of access to all major thoroughfares in Fayette County with New Circle road being less than 1 mile from the property and Interstate access being reached within 15 minutes time.

SURROUNDING MAJOR RETAILERS

- Meijer
- Fayette Mall
- Target
- Lexington Green
- Walmart
- The Summit at Fritz Farm

NEIGHBORING ROADS

VPD

NEIGHBORING ROADS	VPD
CLAYS MILL RD	15,000+
NEW CIRCLE RD	59,000+
NICHOLASVILLE RD	48,000+
WELLINGTON WAY	14,000+

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FLOOR PLAN

404 Sporting Ct Lexington, KY



KLEIER ASSOCIATES ARCHITECTS

1719 COMMERCIAL ARCHITECTS

1719 COMMERCIAL ARCHITECTS

Use of Drawings
These drawings prepared by Kleier Associates, Inc. shall be used only for the project and site indicated. These drawings are not to be used for any other project or site without the written consent of Kleier Associates, Inc. The user of these drawings is to be held responsible for any errors or omissions. Kleier Associates, Inc. shall not be held responsible for any errors or omissions. Kleier Associates, Inc. shall not be held responsible for any errors or omissions.

1. THE BUILDING DIMENSIONS ARE GIVEN AT FLOOR LEVEL. LEVEL 20' HIGH LEVEL ARE OFFSET 4" FROM THE FACE OF THE COLUMN.

SOCCER BLAST

GENERAL NOTES

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Developer:
Soccer Blast Construction
8815 Pin Oak Drive
Lexington, Kentucky 40031

Contractor:
East & Westbrook Construction
P. O. Box 118
Buckner, KY 40010

Owner:
Soccer Blast International
Box 91586
Louisville, Kentucky 40291

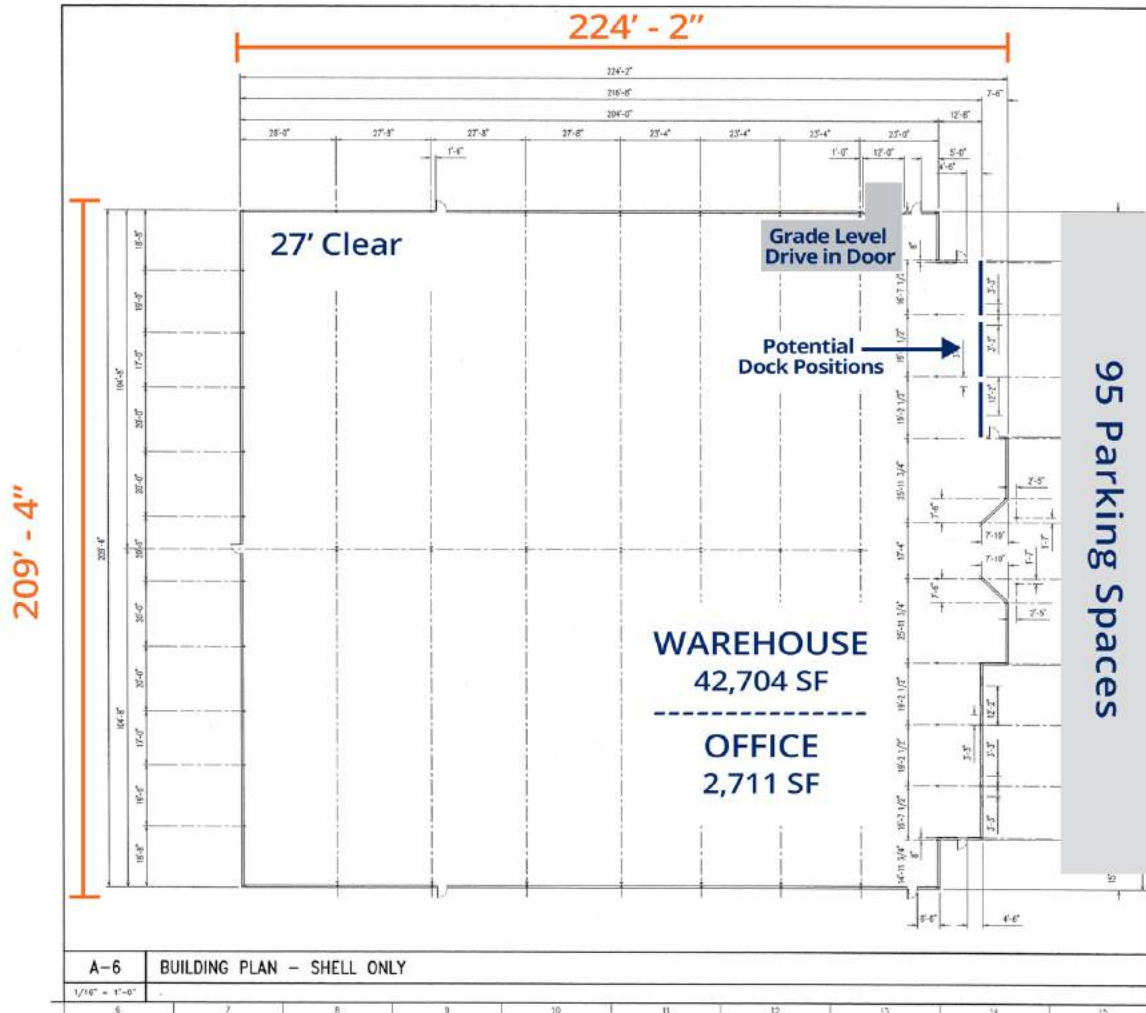
Project Title:
SOCCER BLAST LEXINGTON
Wellington - Lot 6
Lexington, Kentucky

Drawing Title:
BUILDING PLAN SHELL ONLY

Drawn By: **CJK** Project Number: **98073**

Date: **6/1/09** Drawing Number: **S-101**

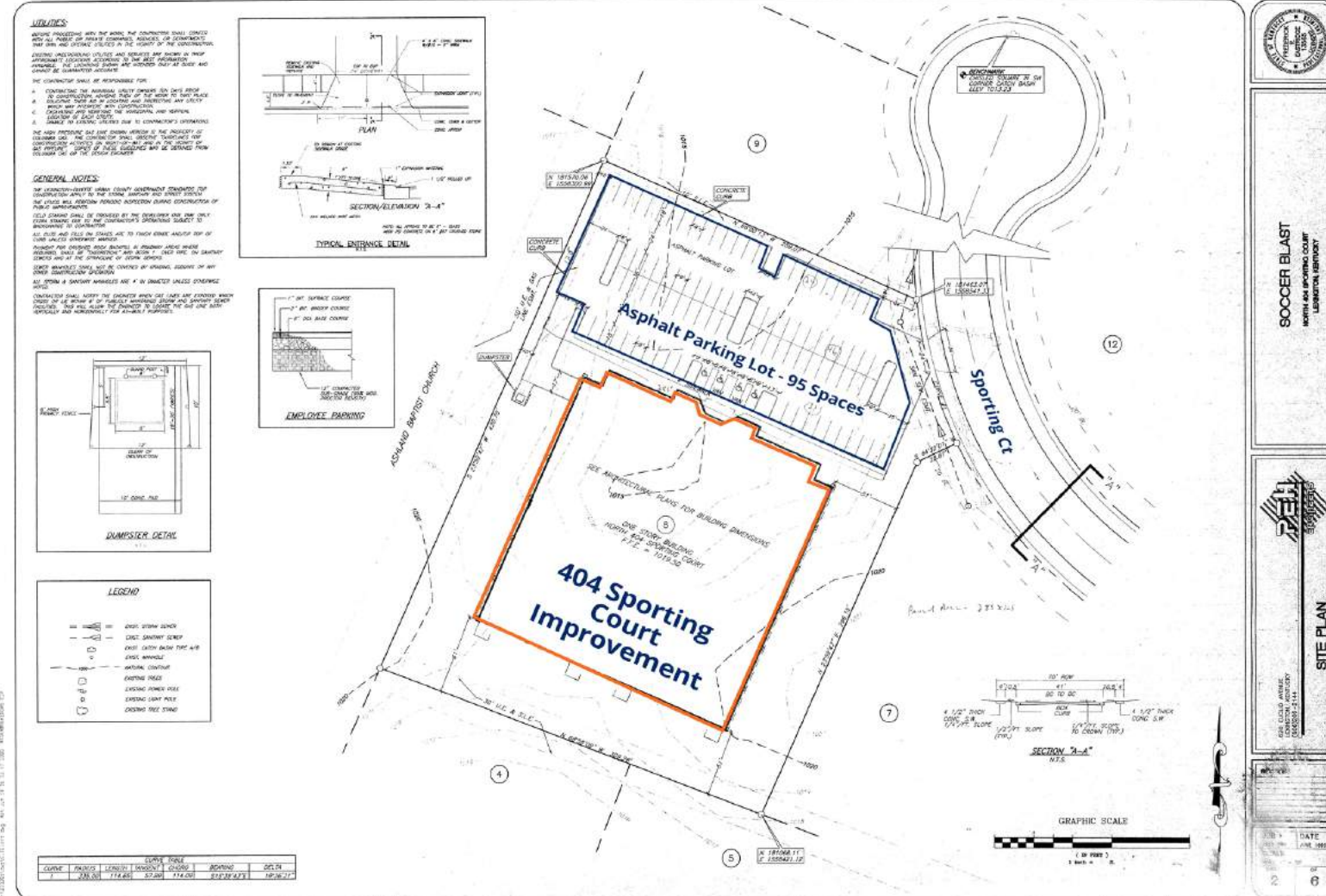
ISSUED FOR CONSTRUCTION **5 of 24**



JOHN BUNCH
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SURVEY

404 Sporting Ct Lexington, KY



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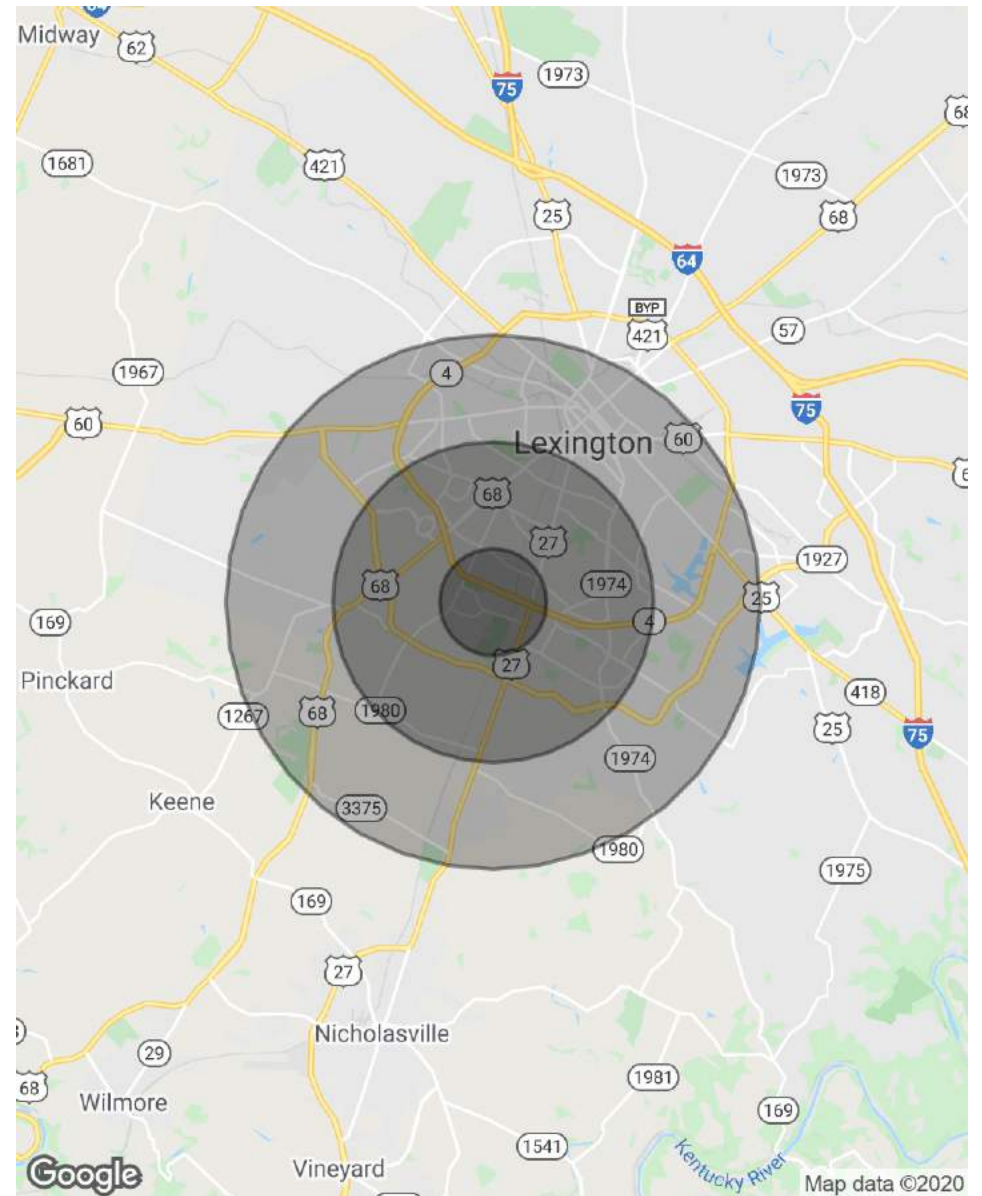
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,795	97,727	219,930
AVERAGE AGE	39.0	36.7	35.0
AVERAGE AGE (MALE)	36.1	35.0	33.7
AVERAGE AGE (FEMALE)	41.3	38.2	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,650	42,342	93,770
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$64,113	\$66,156	\$65,581
AVERAGE HOUSE VALUE	\$157,031	\$219,890	\$253,402

* Demographic data derived from 2010 US Census



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Advisor

john.bunch@svn.com

Direct: 859.264.0888 x236 | **Cell:** 859.433.8911

PROFESSIONAL BACKGROUND

John Bunch serves as an Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky. He specializes in the sale and leasing of Industrial and Office properties in Central and Northern Kentucky. He also works with investors and tenants to locate specific properties aligning with their short and long terms goals and objectives.

John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. Prior to joining the SVN Stone Commercial team, John worked in industrial sales in Dallas, Texas primarily on ground-up new construction and development projects collaborating with property owners, tenants, developers, architects, engineers, general contractors, and sub-contractors.

In 2017 & 2018 John was awarded the "Achievement" award from SVN International Corp. recognizing superior performance among 1600 advisers nationwide. He has finished the last two years in the top 10% of the company in sales and leasing and has no plans of slowing down.

John enjoys spending time with His wife Maggie and son Miles. He enjoys time with friends and serving at his local church. He comes alive talking about anything to do with business investments, the outdoors, UK athletics, and finely crafted bourbon. You can contact him at 859.433.8911 or john.bunch@svn.com.

MEMBERSHIPS

CPAL - Commercial Property Association of Lexington

CCIM - Certified Commercial Investment Member

SVN | Stone Commercial Real Estate

300 E. Main Street, Suite 220

Lexington, KY 40507

859.264.0888

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