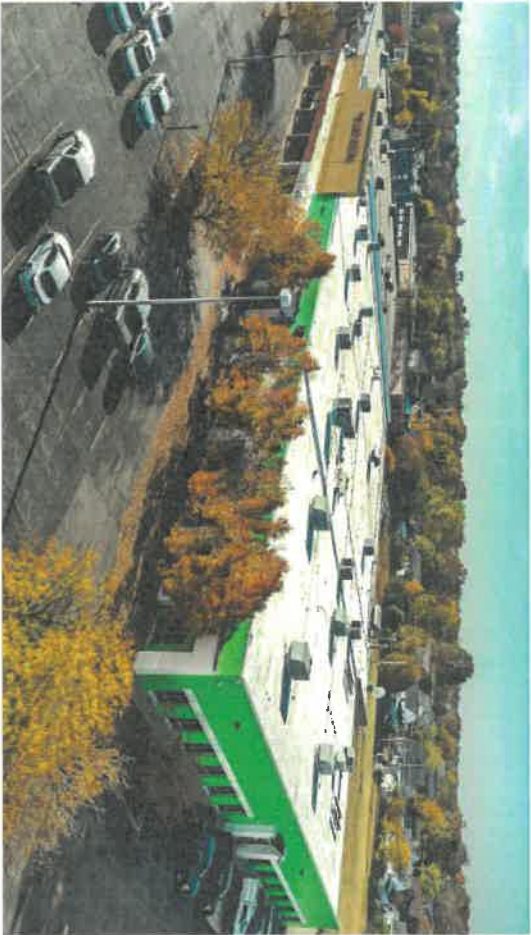


PROPERTY SUMMARY



SALE PRICE	\$2,950,000
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OFFERING SUMMARY

BUILDING SIZE:	67,700 SF
LOT SIZE:	8.43 Acres
PRICE / SF:	\$42.99
YEAR BUILT:	1968
ZONING:	B-3 Highway Service Business

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this 67,700 SF space available for sale in Lexington, KY. This space was formerly the local headquarters for a telephone service company and offers 40,000 SF of office space and 22,800 SF of warehouse space. Additionally, a large paved side parking lot is fenced and contains covered parking structures that can be utilized as-is or potentially built on if needed. This opportunity offers great visibility along New Circle Road, vast parking, and high daily traffic counts. This space would be ideal for a company headquarters, retail big box, medical, government, call center, or other creative use.

For additional information, please contact Nathan Dilly at 859.420.5492 // nathan.dilly@svn.com or Neal Metcalfe at 859.312.8069 // neal.metcalfe@svn.com.

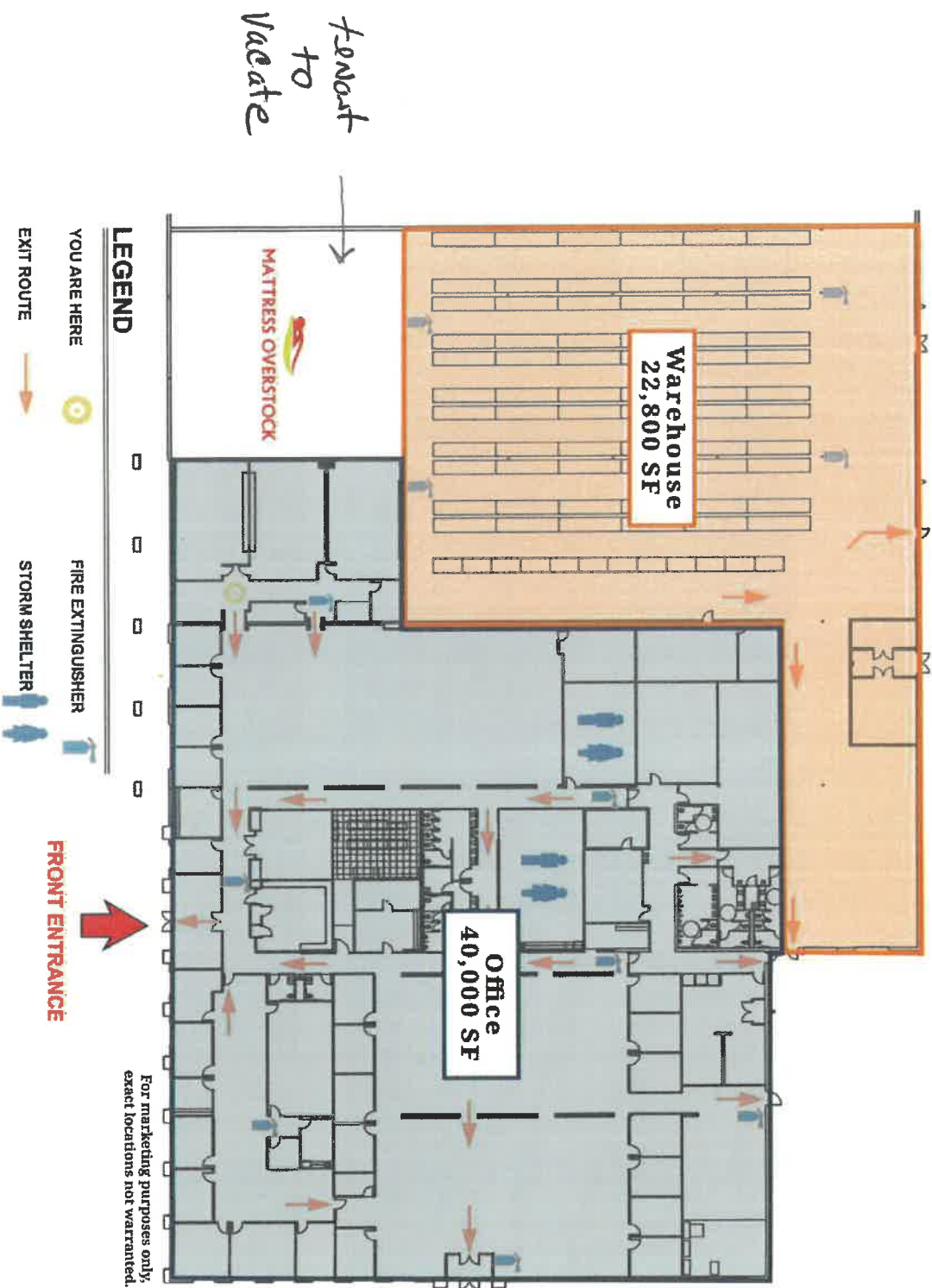
PROPERTY HIGHLIGHTS

- 67,700 SF Office / Warehouse For Sale
- 4,900 SF is leased by Mattress Overstock
- 38,814 VPD
- Excess land for yard use, parking, or additional development
- 0.84 acre out parcel potential

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FLOOR PLANS



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