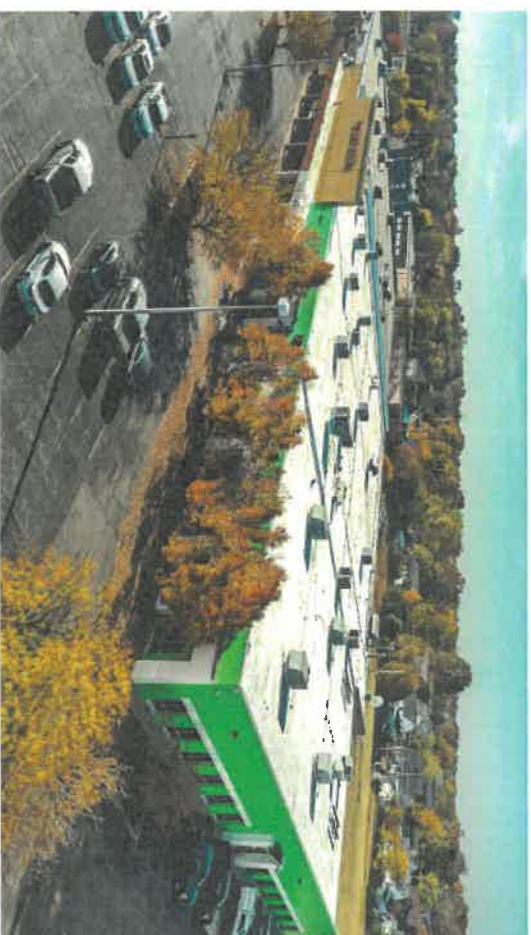


# PROPERTY SUMMARY



## SALE PRICE

[REDACTED]

## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	67,700 SF
<b>LOT SIZE:</b>	8.43 Acres
<b>PRICE / SF:</b>	[REDACTED]
<b>YEAR BUILT:</b>	1968
<b>ZONING:</b>	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](mailto:nathan.dilly@svn.com) or Neal Metcalfe at 859.312.8069 // [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com).

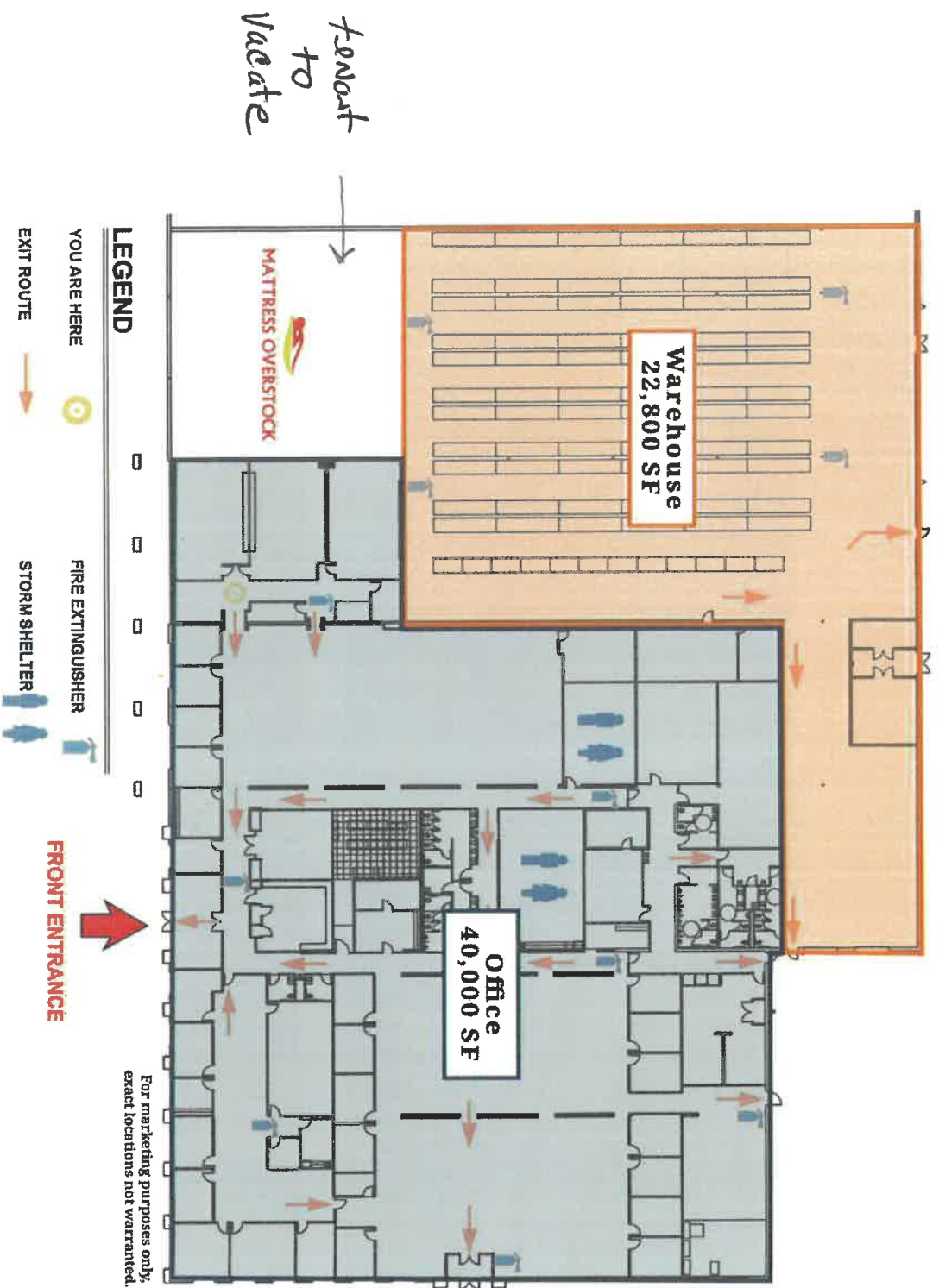
## PROPERTY HIGHLIGHTS

- 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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