

Industrial For Lease

# Manchester Street Warehouse + 3 AC



REDUCED RENTAL RATE!

**1001 Manchester Street**  
Lexington, Fayette, Kentucky, 40508

For More Information:

**Al Isaac, President**

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## Executive Summary



### Property Details

<b>Warehouse Size</b>	
<b>Office Size</b>	1,440 SF
<b>Lease Rate</b>	\$8,950/MO REDUCED
<b>Lot Size</b>	3 AC
<b>Drive-In Doors</b>	4
<b>Clear Ceiling</b>	+/-15 FT
<b>Height</b>	
<b>Zoning</b>	I-1, Light Industrial

### Location Map



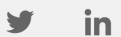
### Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	4,873	43,279	85,464
Total Population:	11,283	106,360	206,486
Average HH Income:	\$44,260	\$62,243	\$73,308
Median HH Income:	\$26,074	\$39,238	\$48,817



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## Complete Highlights

### PROPERTY HIGHLIGHTS

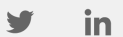
- +/-24,926 SF warehouse facility and +/-1,440 SF two-story office building for lease
- Situated in the heart of the Distillery District, less than 1 mile from downtown Lexington
- 4 drive-in doors (three 12'x12' and one 12'x14')
- Clear ceiling height: +/-15 ft
- Located in Lexington's growing Historic Distillery District which includes an eclectic array of new and amazing local businesses
- Retail businesses, restaurants, a working bourbon distillery, a Bourbon Trail Welcome Center, an open-air neighborhood market, mixed-income residential lofts, the Town Branch Trail and public spaces make the Lexington Distillery District a destination both for local citizens and tourists, serving to enliven and complement Lexington's existing attractions
- The Newtown Pike Extension connects to Oliver Lewis Way, creating sites for the commercial space, institutional space, and approximately 25 to 30 single family and multi-family homes will be built in this area creating more traffic and visibility to the site
- Zoned I-1, Light Industrial
- Rental Rate: \$8,950/month NNN REDUCED



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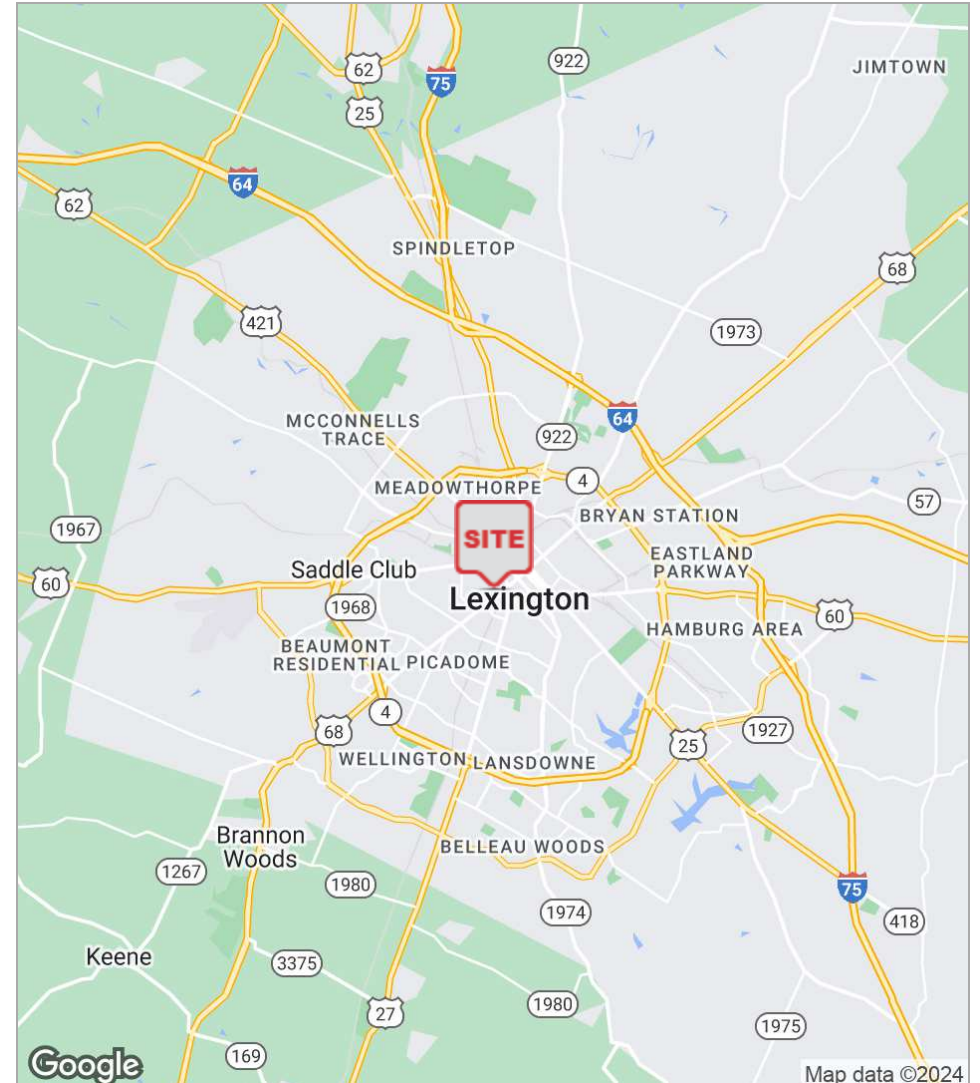
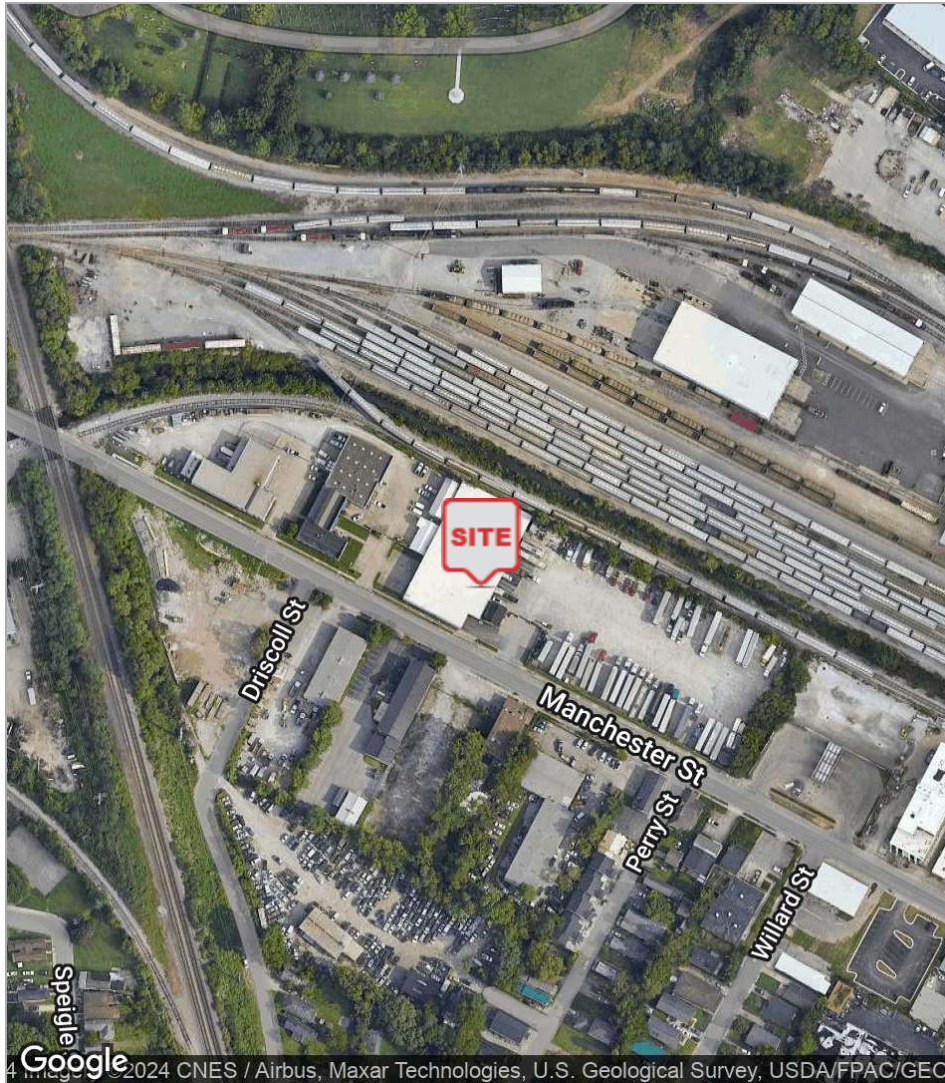
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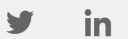
## Location Maps



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## Aerial Photographs



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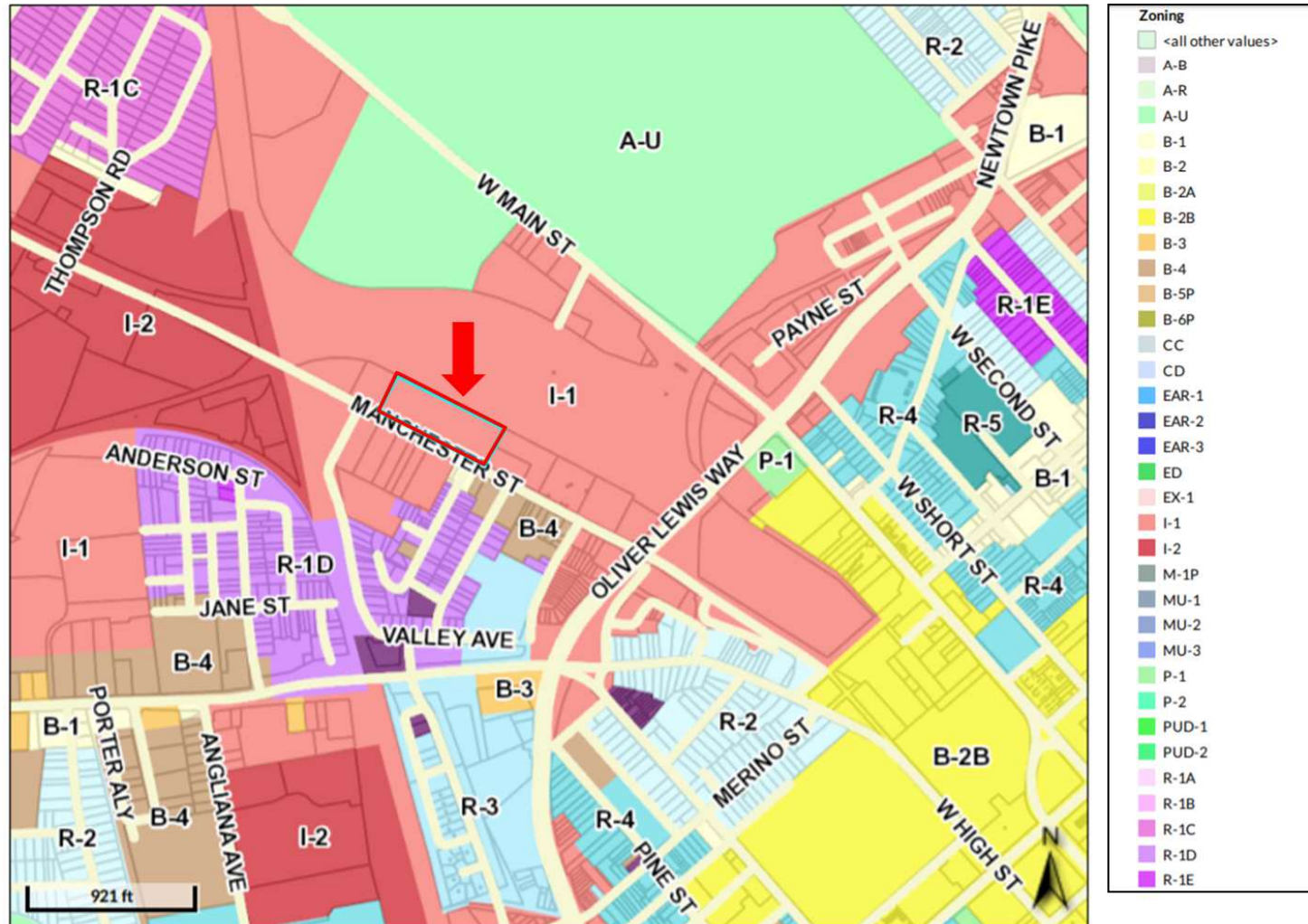
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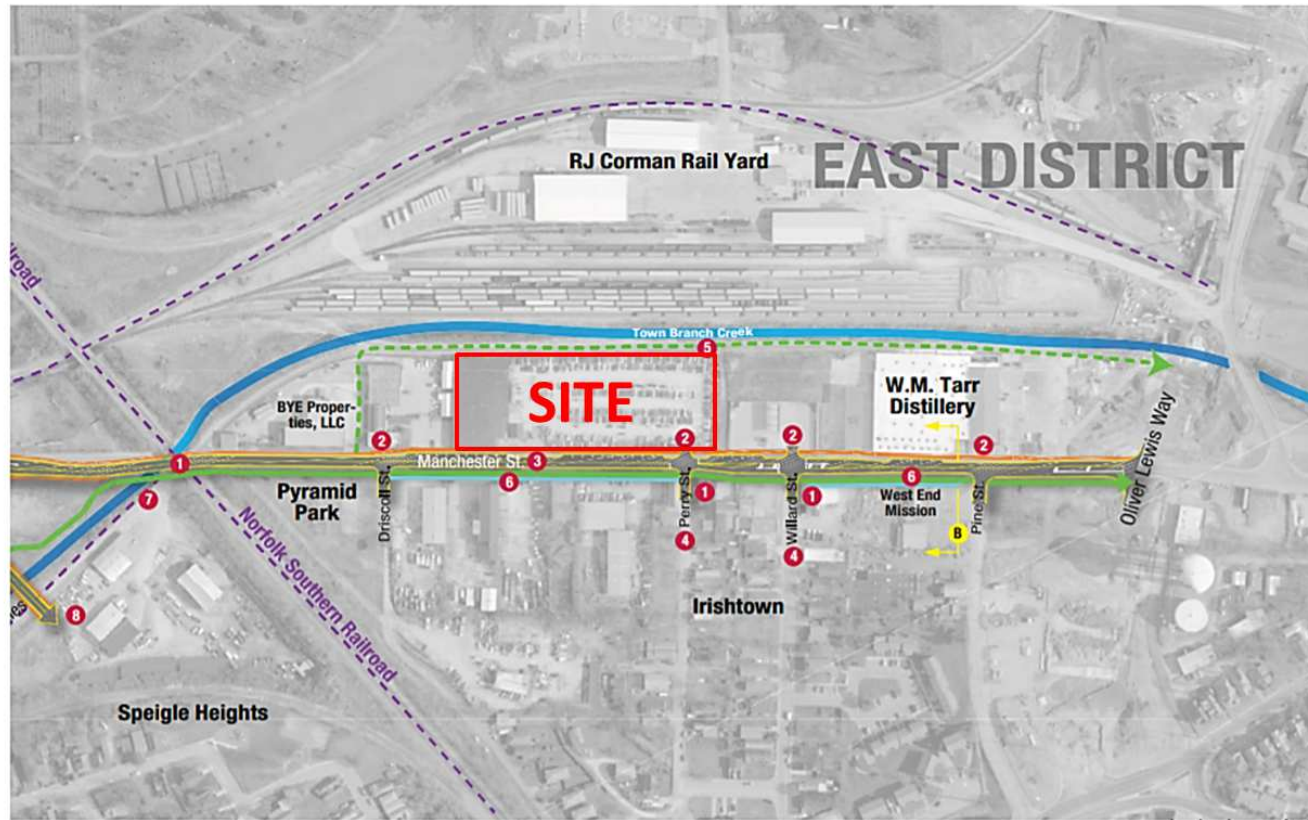
## Zoning Map



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## East District



### Recommended Plan - East District Manchester Street and Pepper Trail

- 1 Manchester Street reverse curve allows roadway and trail to fit within clear width opening of existing railroad overpass at the confluence.
- 2 Defined access points and access management strategy improves corridor character and mobility.
- 3 Street typical section promotes traffic calming to improve safety and support multimodal objectives.
- 4 Trail alignment provides connectivity and direct access from Melrose-Oak Park and Irishtown neighborhoods.
- 5 Optional future private loop if property access becomes available.
- 6 Location of trail promotes visibility along the East District to support market needs.
- 7 Relocated commercial entrance improves safety at confluence.
- 8 New street eliminates unsafe commercial driveway at confluence and supports redevelopment potential.



### Legend - Manchester Street-Pepper Trail

- Roadway Improvements
- Streetscape
- Public Pedestrian and Bicycle Trail Improvements
- Private Pedestrian and Bicycle Trail Improvements
- Town Branch Creek
- Private Sidewalk for Outside Cafes (optional)



Section BB (Existing)



Section BB (Recommended Plan)

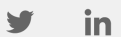
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## West District



### Recommended Plan - West District Manchester Street and Pepper Trail

- 1 Defined access points and access management strategy improves corridor character and mobility.
- 2 Street typical section promotes traffic calming to improve safety and support multimodal objectives.
- 3 Trail enhanced by interaction with natural stream segment.
- 4 New street eliminates unsafe commercial driveway at confluence and supports redevelopment potential.
- 5 Trail alignment provides connectivity and direct access from Melrose-Oak Park and Irishtown neighborhoods.
- 6 Roadway alignment minimizes impact to both RJ Corman and Norfolk Southern railroads.
- 7 Significant property acquisition required for trail and access management improvements.
- 8 Further environmental investigation required based on preliminary findings.



### Legend - Manchester Street-Pepper Trail

- St Roadway Improvements
- Streetscape
- Public Pedestrian and Bicycle Trail Improvements
- Private Pedestrian and Bicycle Trail Improvements
- Town Branch Creek



Section AA (Existing)



Section AA (Recommended Plan)

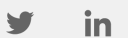
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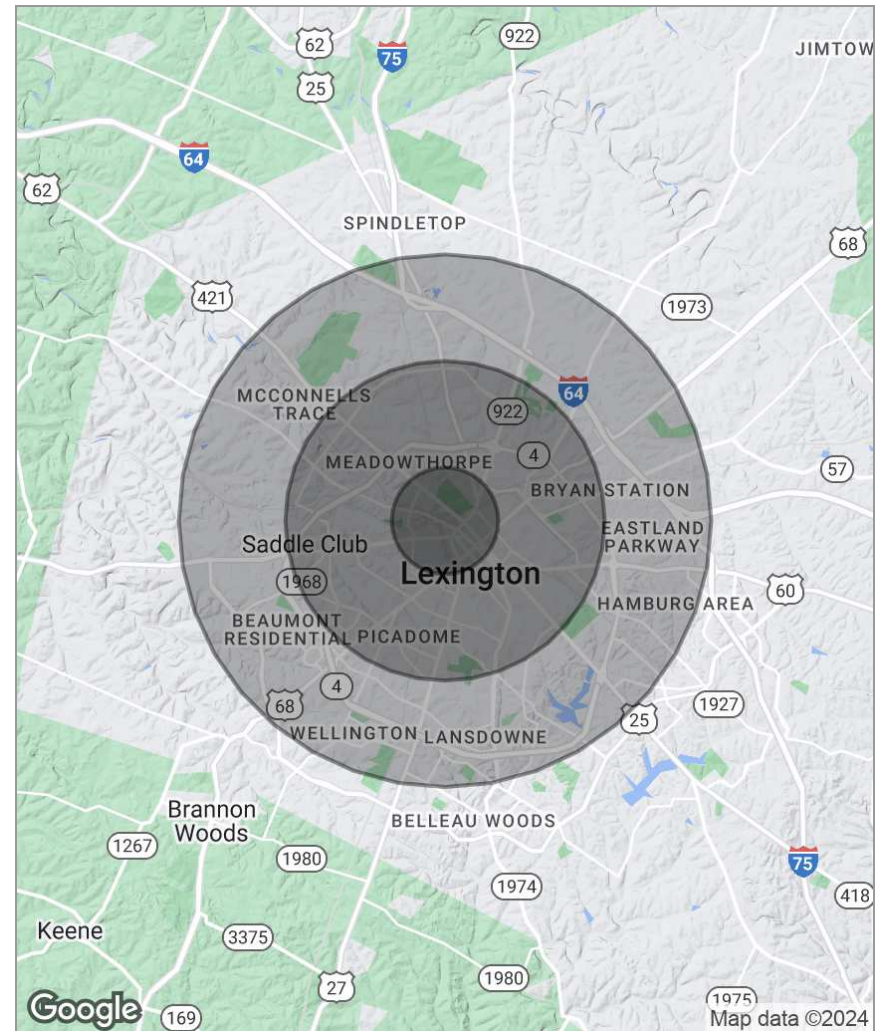
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## Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,283	106,360	206,486
MEDIAN AGE	35.9	32.5	35.2
MEDIAN AGE (MALE)	34.6	31.6	34.1
MEDIAN AGE (FEMALE)	37.3	33.6	36.4

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,873	43,279	85,464
# OF PERSONS PER HH	2.0	2.4	2.3
AVERAGE HH INCOME	\$44,260	\$62,243	\$73,308
AVERAGE HOUSE VALUE	\$129,878	\$216,754	\$220,138



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