



## Industrial Facility

125 Ryder Lane  
Mount Sterling, Kentucky 40353

### Property Highlights

- +/- 7,900 SF truck/travel/RV repair facility on +/-1.9 fenced lot
- 10 drive-in doors with 5 drive-thru bays
- Bays 1 - 4 : +/-6,535 SF for lease with 8 (12' x 14') automatic ground level doors, +/- 948 SF office, parts room, driver room and an upstairs bonus parts/storage area of +/- 1,008 SF
- +/-2 miles from Exit 113 on I-64 and +/-29 miles from Lexington
- Rental Rate: \$6.50 PSF NNN

### Demographics 1 Mile 5 Miles 10 Miles

<b>Total Households</b>	886	7,310	13,271
<b>Total Population</b>	2,215	18,422	33,895
<b>Average HH Income</b>	\$53,304	\$62,066	\$60,983

### Space Rate Size

### For More Information



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Commercial Real Estate Services, Worldwide.

For Sale

7,900 SF | Negotiable  
Industrial Space



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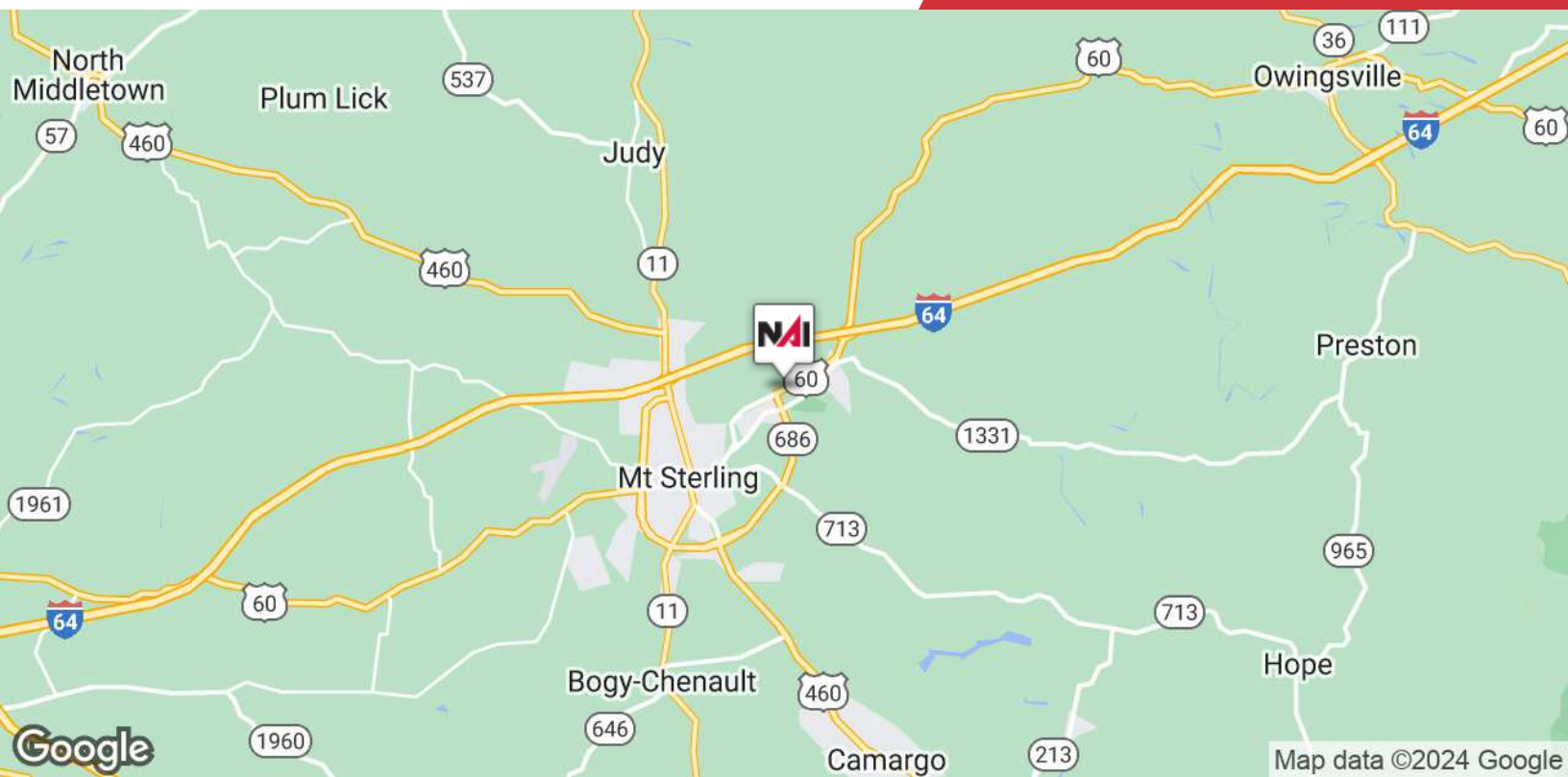
Parts Room			Bay 1	Bay 2	Bay 3	Bay 4	Bay 5  LEASED
Office Reception Area	Office	Bathroom					

<b>Waiting area</b>	10'X10' with walk in glass door and windows
<b>Office</b>	16'X16' with hallway leading to parts room, one door from waiting area, one walk through door to parts storage, one walk through door going to bay 1.
<b>Bathroom</b>	8'X8' with toilet, sink, shower and small area for lockers.
<b>Parts Room</b>	16'X 37' walk through door from office and walk through door going to bay 1. stairs leading up to upper storage area.
<b>Upstairs Parts Storage</b>	16'X 63' Parts storage
<b>Bay 1 &amp; 2</b>	42' 4"X 63' 2 drive through bays with 4 electric doors
<b>Bay 3</b>	19' X 63' drive through bay with 2 electric doors and 2 man doors going to bays 1&2, 4
<b>Bay 4</b>	17'X63' drive through bay with oil change pit 33'x3' through the middle.



## For Sale

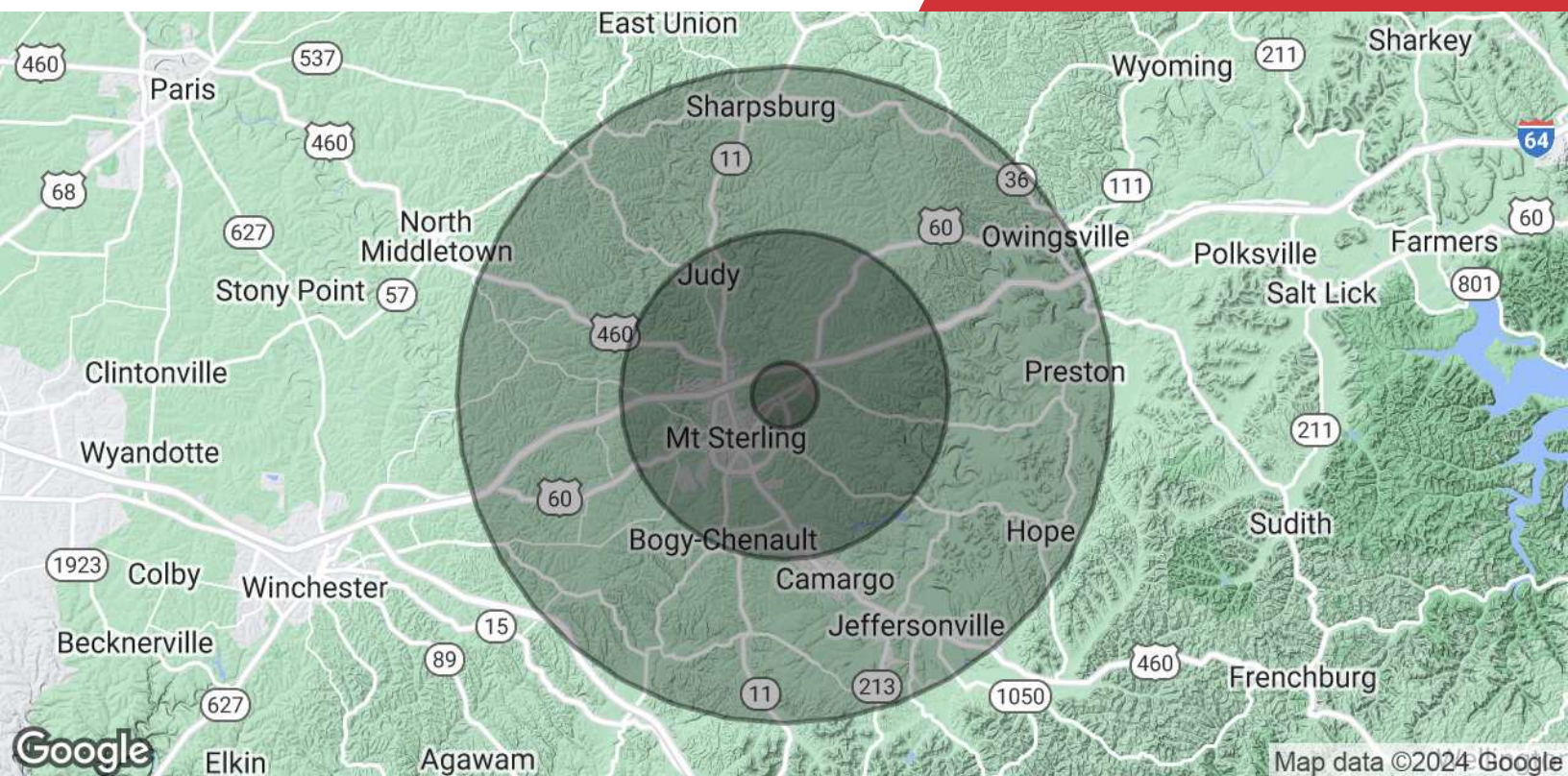
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,215	18,422	33,895
Average age	37.3	37.6	38.2
Average age (Male)	35.0	35.9	37.2
Average age (Female)	42.4	40.6	40.1
Households & Income	1 Mile	5 Miles	10 Miles
Total households	886	7,310	13,271
Average HH income	\$53,304	\$62,066	\$60,983
Average house value	\$204,985	\$160,378	\$143,100

\* Demographic data derived from STDB 2020