

For Lease**35,000 - 43,800 SF | \$6.95 SF/yr****Industrial Space**

Endcap Warehouse Space

1850 Bryant Road
Lexington, Kentucky 40509

Property Highlights

- +/-101,000 SF office/warehouse building on +/-7.10 acres
- Located in Hamburg just off Man O' War Boulevard at Exit 108 on I-75
- Suite 140: +/-35,000 SF warehouse for lease (includes +/-800 SF office)
- Additional +/-8,800 SF can be leased with Suite 140 for a total of +/-43,800 SF
- 25'6" ft clear ceiling heights in the center and 27'1" ft in the rear of the space with 40' x 40' column spacing
- Electric: 277/480 volt, 250 amp 3-phase panel and 120/208 volt, 125 amp 3-phase panel
- 1 large (20'x14') drive-in and 2 (8'x10') dock doors with levelers
- Zoned I-1, Light Industrial

Offering Summary

Lease Rate:	Negotiable
NNN's:	Est to be \$1.35 PSF
Suite 140:	35,000-43,800 SF

For More Information

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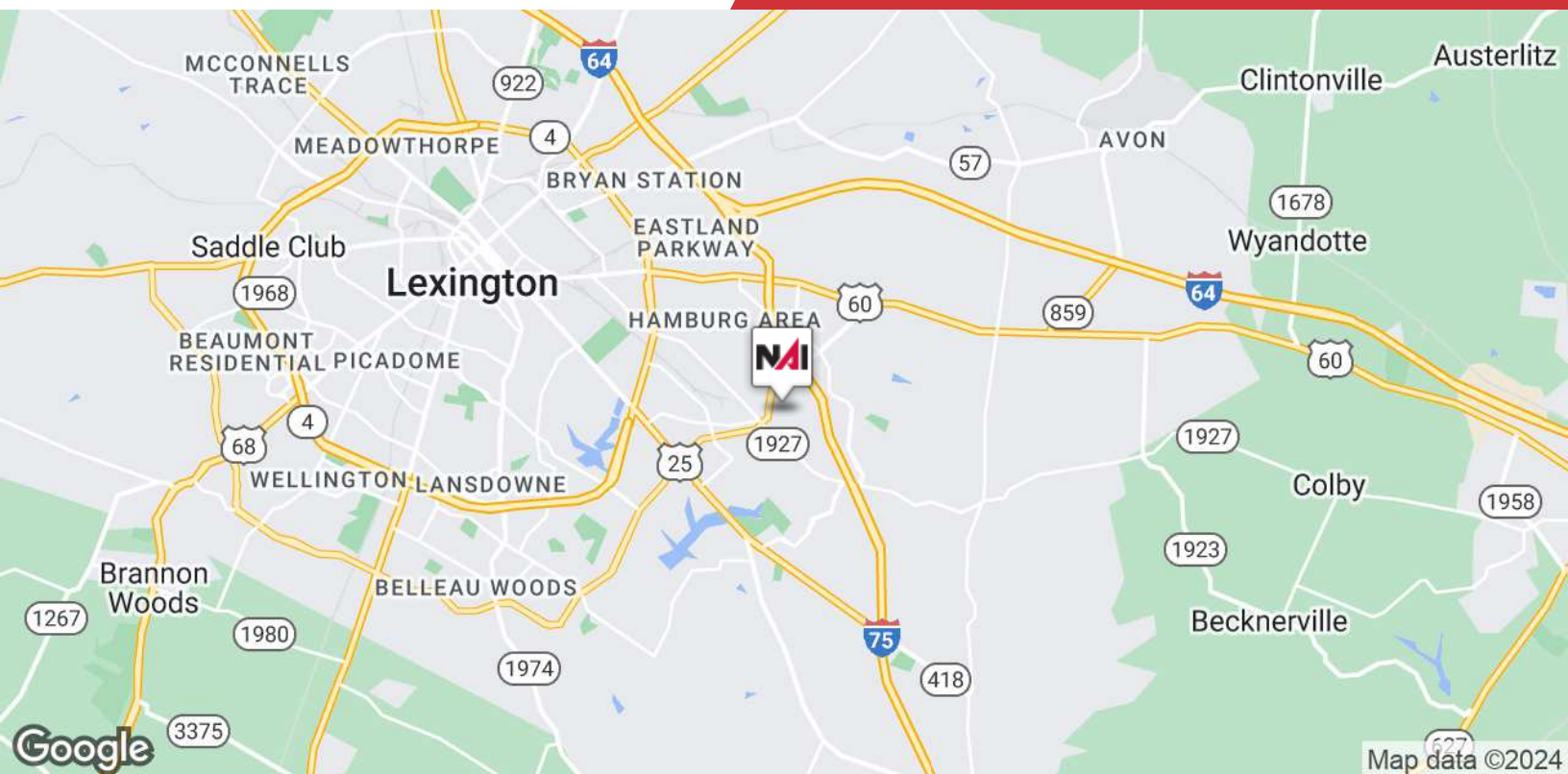
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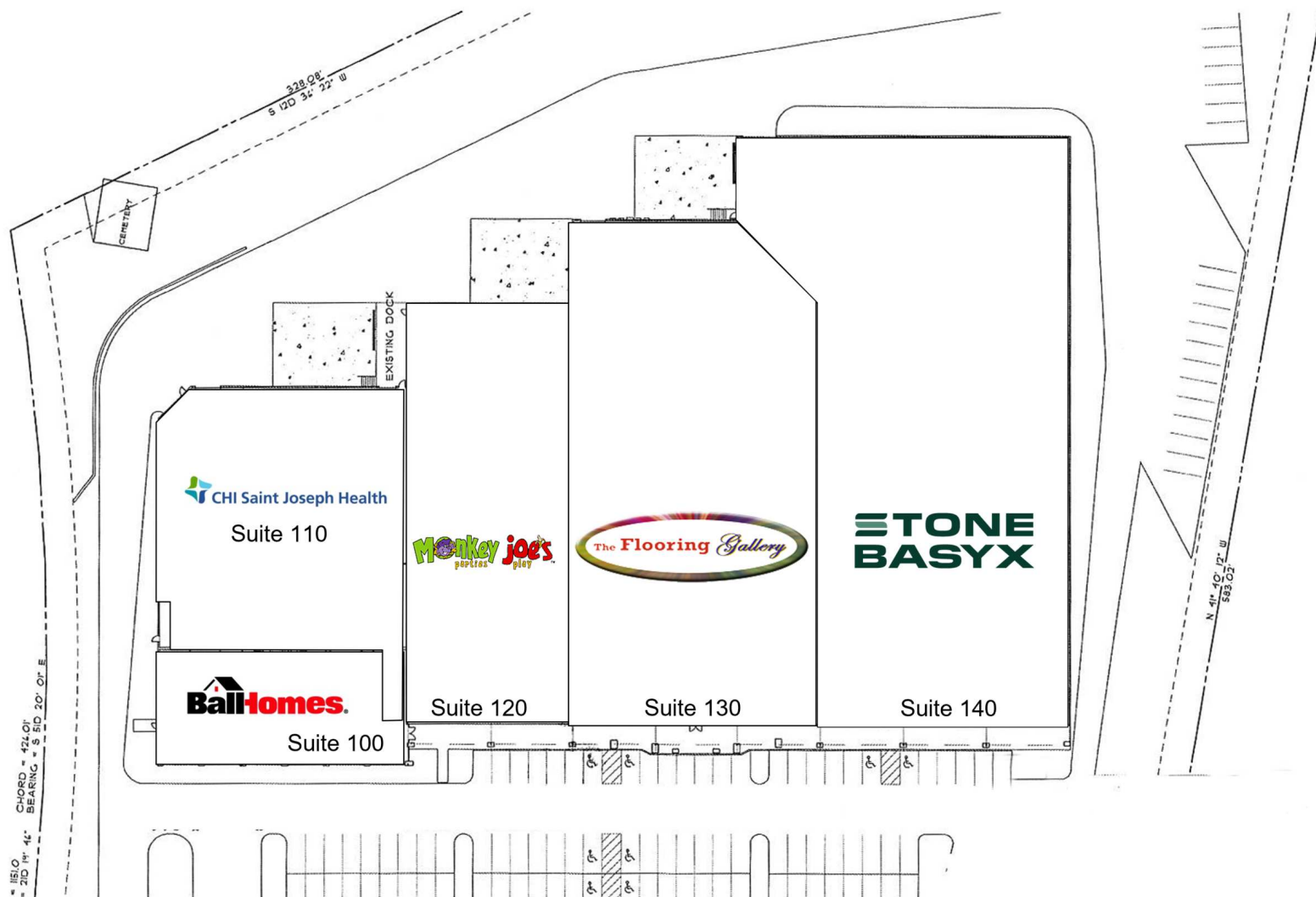
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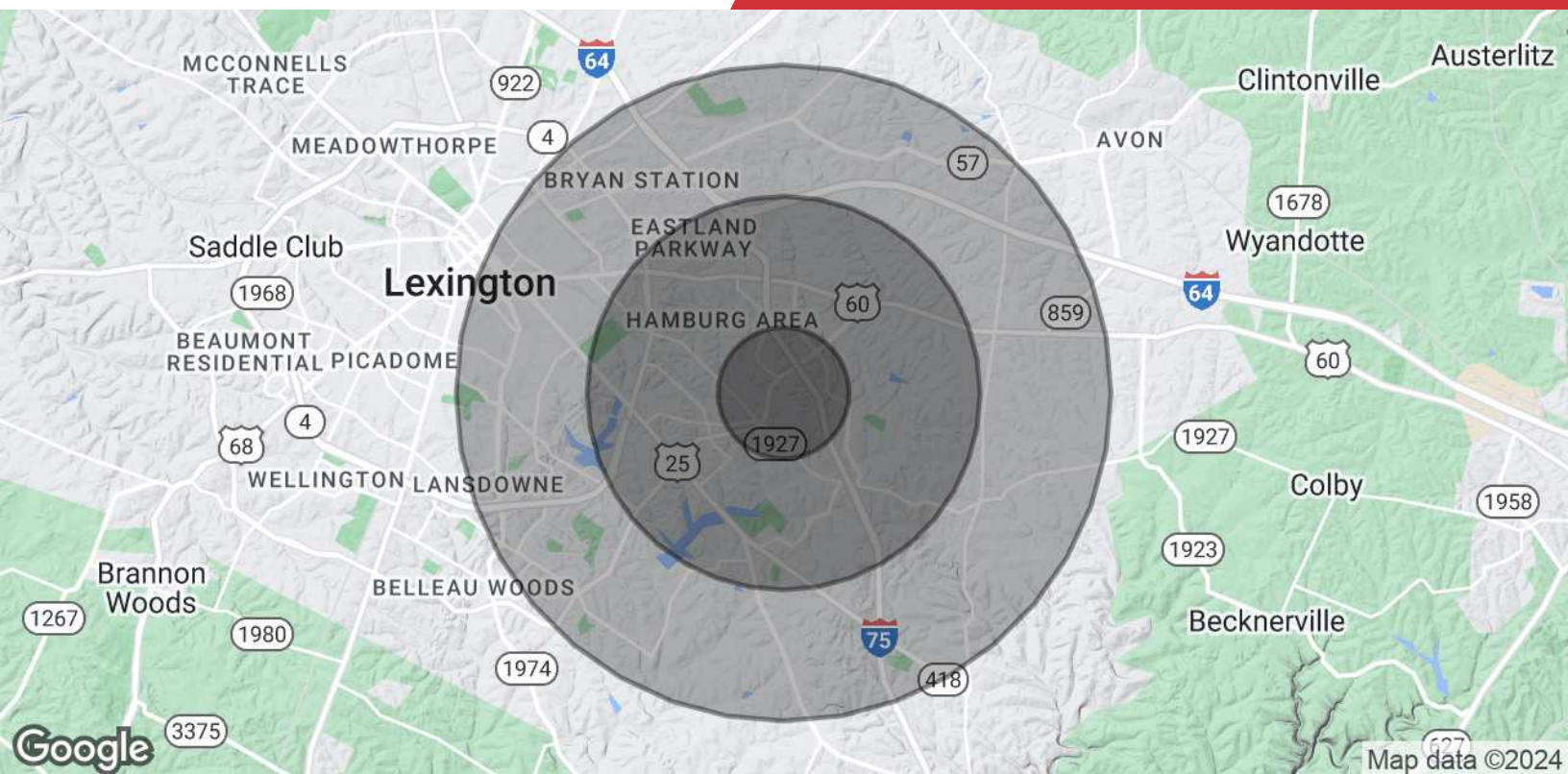
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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,660	56,145	135,258
Average age	33.8	32.2	34.6
Average age (Male)	33.5	32.0	34.1
Average age (Female)	35.0	33.0	35.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	3,770	24,235	57,348
# of persons per HH	2.4	2.3	2.3
Average HH income	\$98,328	\$77,199	\$70,558
Average house value	\$230,420	\$238,860	\$231,292

* Demographic data derived from STDB 2020