



FOR LEASE

1585 Mercer Rd
LEXINGTON, KY 40511

CONTACT:



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Subject Property

3,800 +/- SF

\$7.50/SF + NNN

1/1/2020 Occupancy

20-22' Clear Height

12' X 14' Drive in Door

BTS office space

Ability to add 10,000 SF in
Phase 2

Trade Market

Access to Leestown Road, Citation Blvd., New Circle Road, and three miles from I-75/I-64

Mercer Road corridor hovering at 99% occupancy

Leestown Distribution Center:
100,000 SF multi-tenant facility,
100% occupied

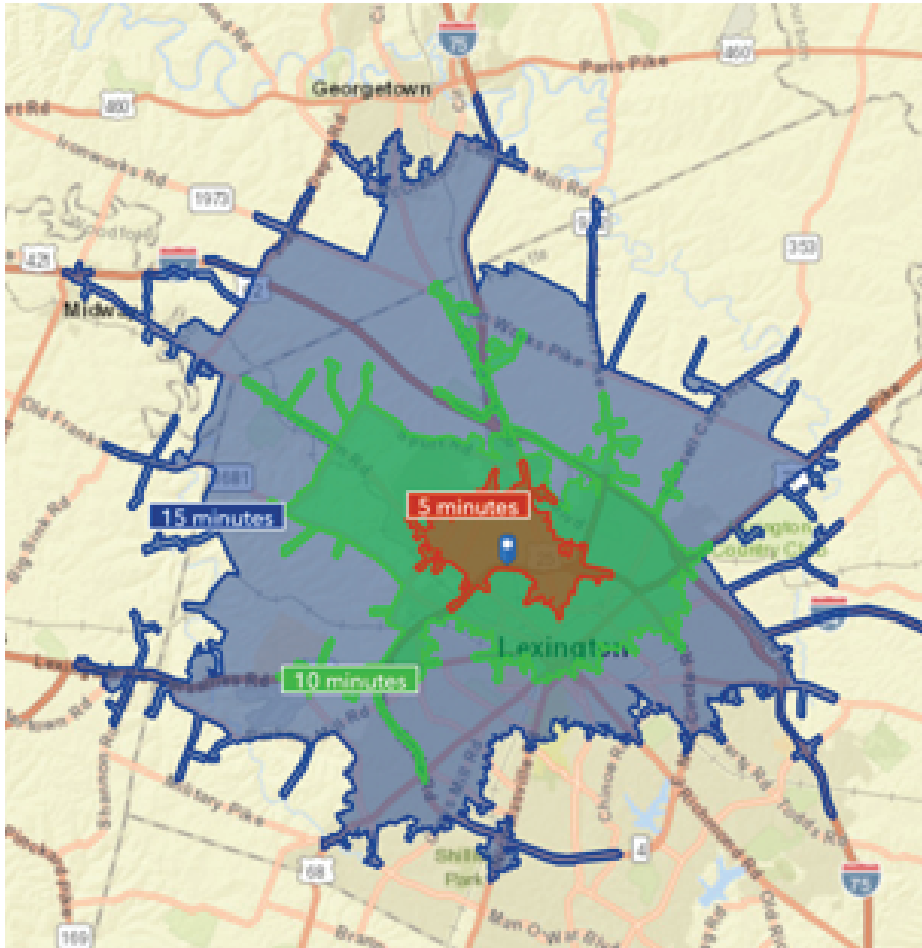
Venture Court Industrial Park:
880,000 +/- SF 99% Occupied

Amazon: 600,000 SF
Schneider Electric: 500,000 SF
General Pacific: 566,000 SF
UPS: 168,000 SF

Aerial View



Drive Time Map



Demographics

	1 MILE	3 MILES	5 MILES
Population	5,749	80,711	158,863
Households	2,833	35,148	70,285
AVG Household Income	\$40,482	\$37,954	\$44,954