



SITE

PARKING

FOR LEASE

201 Gold Rush Rd

LEXINGTON, KY



Gordy Hoagland, CCIM

Principal Broker

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WHITE OAK
COMMERCIAL REAL ESTATE

201 Gold Rush Rd Highlights

- 14,400 SF Building
- +/-1,000 SF of office space and +/-13,400 SF of warehouse space
- Zoned I-2, Heavy Industrial
- 4 dock doors and 4 drive-in doors
- 1.04 Acre Site
- Building was recently painted
- Available April 1, 2024
- Lease Rate: \$7.95/SF + NNN

Broker has a financial interest in the subject property.



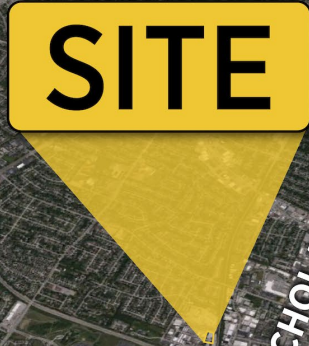
Nearby Businesses



Surrounding Area

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,431	123,338	238,140
HOUSEHOLDS	4,358	52,222	101,661
AVG HH INCOME	\$86,232	\$96,854	\$91,141



DOWNTOWN
LEXINGTON



HARRODSBURG RD
64,728 VPD

NICHOLASVILLE ROAD
+/- 38,000 VPD

NEW CIRCLE RD
51,000 VPD

MAN O' WAR BLVD
39,084 VPD