



FOR SALE OR LEASE

331 E Yusen Way | Georgetown, KY

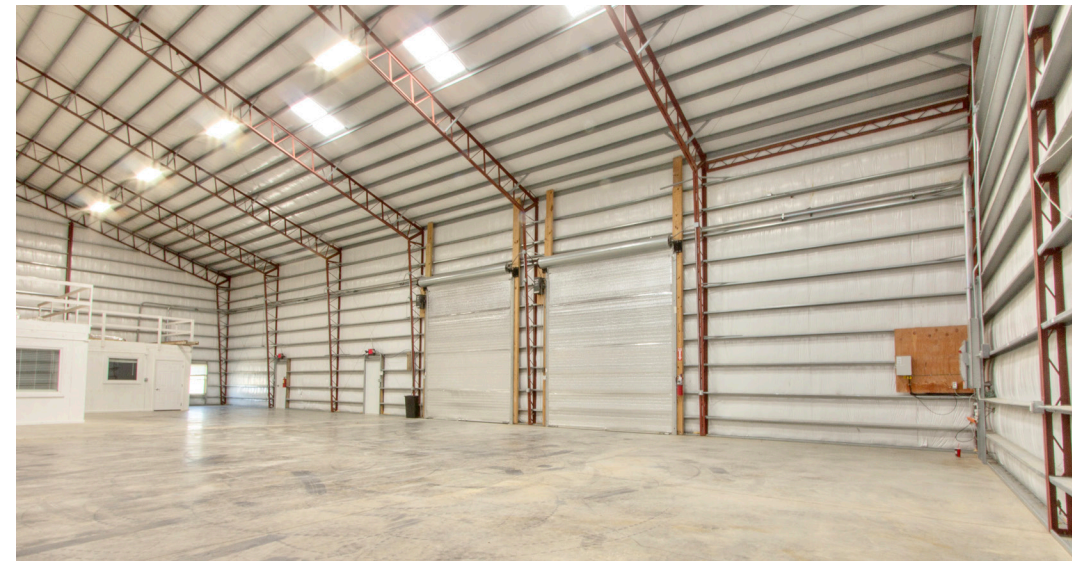
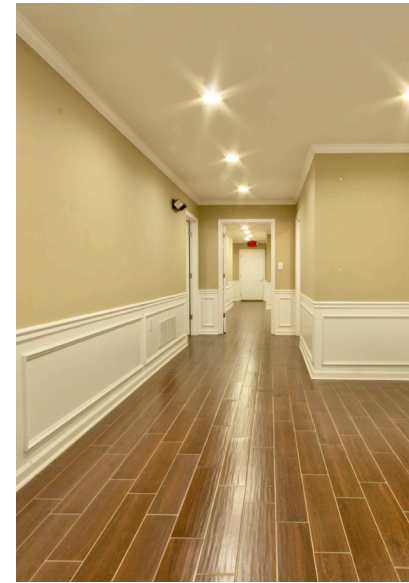
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Property Details

- Sale Price- \$975,000
- Lease Rate- \$7.55/SF + NNN For the entire property (Building and 2 acre lay down yard) OR \$6.00/SF NNN for the building and \$2,000/month for the lay down yard
- Building SF: 9,900 SF
- Total site size: 2.5 acres
- Entire property is fenced
- Office: Approx. 2,400
- Office consists of 3 large offices, conference room, kitchen, 2 restrooms, cubicle area
- Warehouse: approximately 7,500 SF
- Clear height- 35' at the center, 21' at the eaves
- 2 12x14 drive in doors
- 3 phase electric



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Location Highlights

- Established industrial park directly across from the Toyota Plant
- Businesses in the Industrial Park include Toyota Tsusho, Ryder Trucking, Leggett and Platt, Vascor Transportation, and Clarke Power among many others
- 1 mile to I-75 on ramp
- Less than 2 miles to gate 5 at the Toyota Plant
- 15 Miles to the Newtown Pike/I-75 exit in Lexington