

100-170 Lacefield St, Midway, KY 40347



**THE
DEPOT**
AT MIDWAY STATION



FOR LEASE

High-end industrial flex space on I-64.



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WHITE OAK
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



White Oak Commercial Real Estate is pleased to present the newest flex industrial development in Central Kentucky for lease. Phase I of The Depot at Midway Station will consist of 60,000+ SF of high-end steel constructed flex space in Midway Station Industrial Park, strategically positioned in the I-64 corridor just 20 minutes West of downtown Lexington and East of downtown Frankfort.

The three improvements sit on 4.5 acres of I-1 zoned land and offer tenants flexible unit sizes to accommodate multiple business types. The location and proximity to I-64 is unmatched for this property type, allowing Central Kentucky-focused service businesses the ability to conveniently reach their clientele.

Lease Rate: \$10/SF/YR + NNN

DEVELOPMENT SPECS

- Heated Warehouse
- Office with Restroom
- Spaces from 1,900-3,900 SF
- 6" Slab
- Drive-in doors
- 16' – 23' Clear Height
- Heavy Power available



AREA NEAR PROPERTY



SURROUNDING AREA



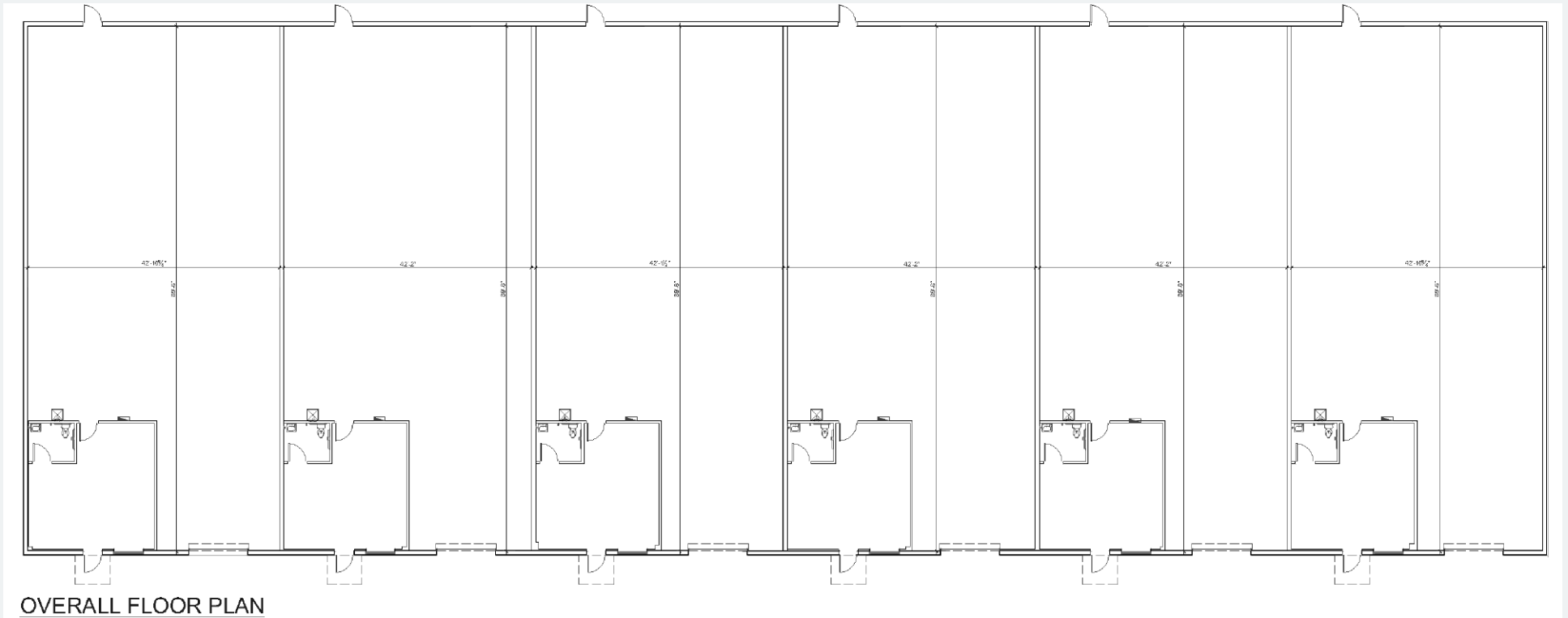
BUILDING 1 OVERVIEW



- 23,758 SF
- 6 units available at +/-3,900 SF
- Each unit has +/-500 SF office with restroom and +/-3,400 SF heated warehouse
- Each unit has 1 drive-in door and 2 man doors
- 16' clear height
- 6" slab
- Can combine units for more space



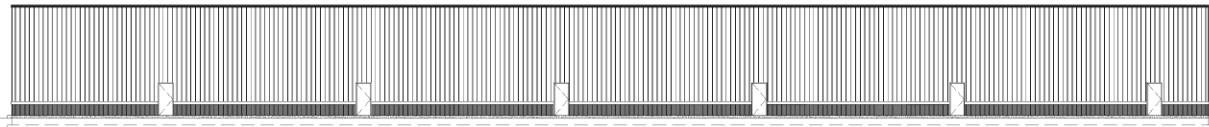
BUILDING 1 - FLOOR PLAN



BUILDING 1 - ELEVATION & UNIT PLAN



ELEVATIONS



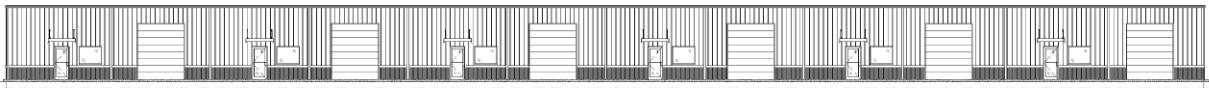
FRONT (HIGH SIDE FACING MCKINNEY AVE)



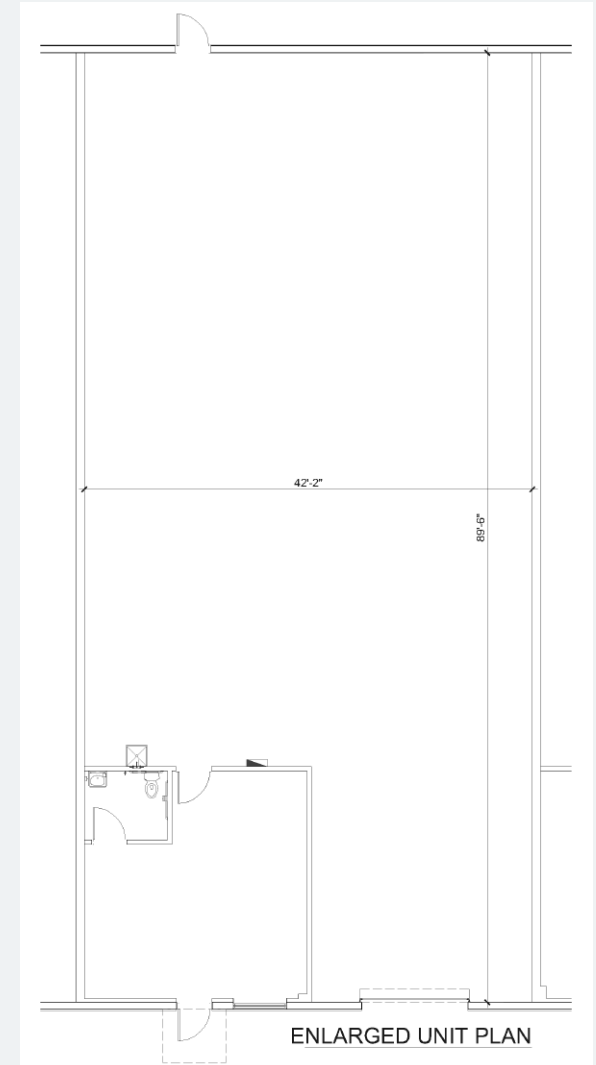
RIGHT SIDE



LEFT SIDE



REAR (LOW SIDE FACING LACEFIELD)



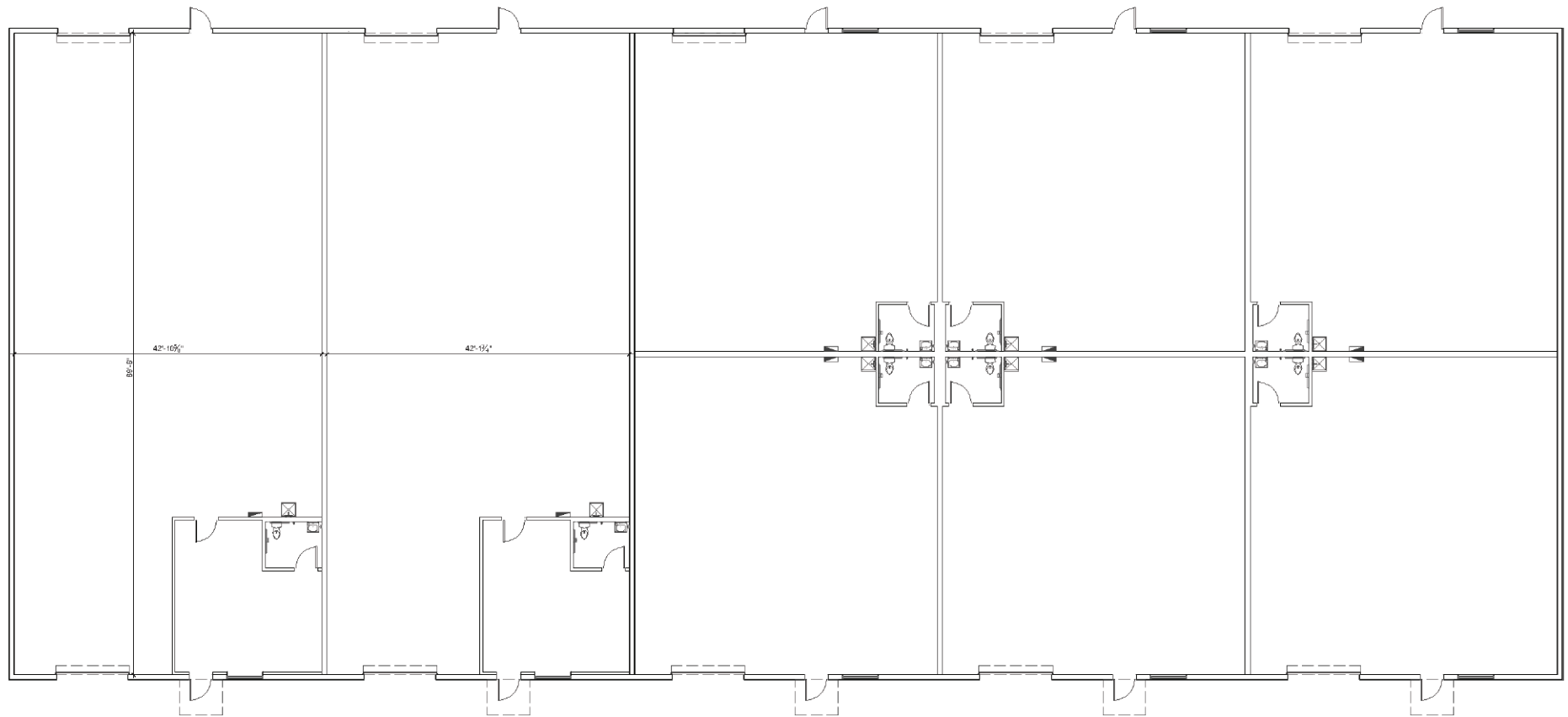
BUILDING 2 OVERVIEW



- 19,836 SF
- 8 available units: two units at +/-3,800 SF and six units at +/-1,900 SF
- Larger units have +/-500 SF office with restroom, 3,300 SF heated warehouse, two drive-in doors, two man doors
- Smaller units each have a restroom, a drive-in door, and a man door
- 16' clear height
- 6" slab
- Can combine units for more space

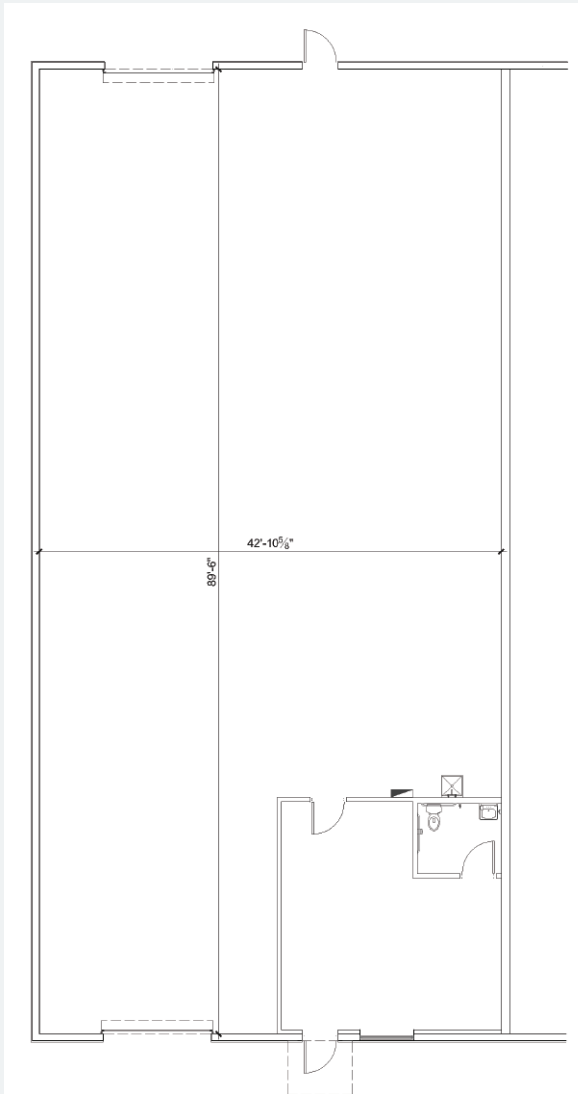


BUILDING 2 - FLOOR PLAN

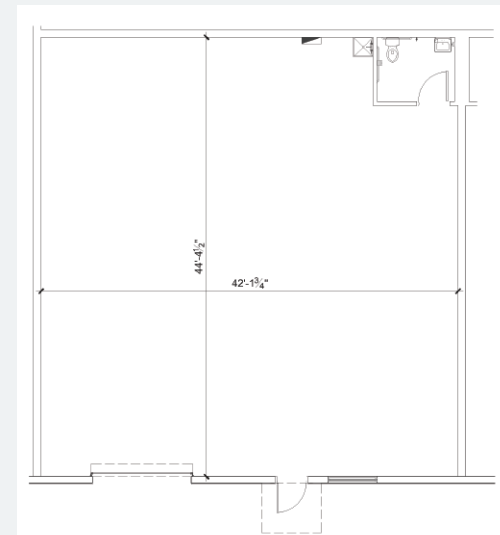
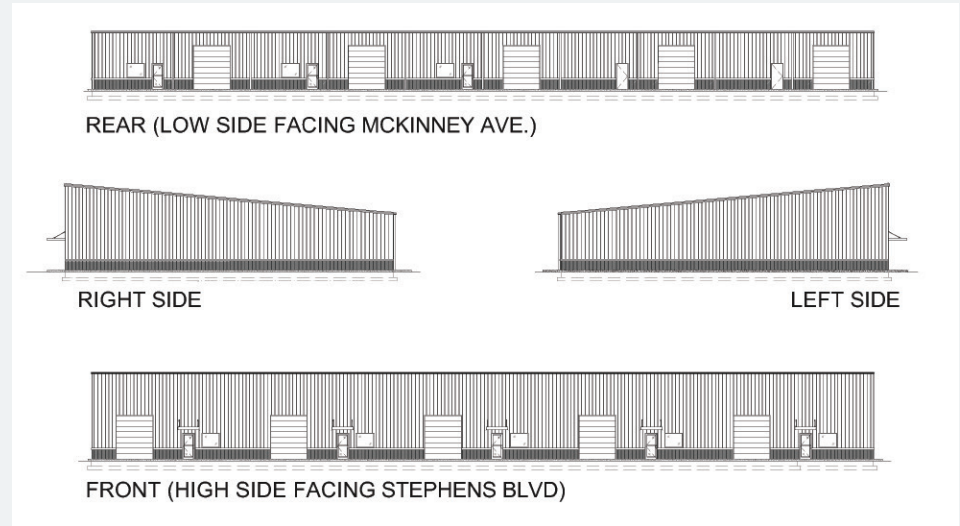


OVERALL FLOOR PLAN

BUILDING 2 - ELEVATION & UNIT PLANS



+/-3,800 SF Unit



+/-1,900 SF Unit

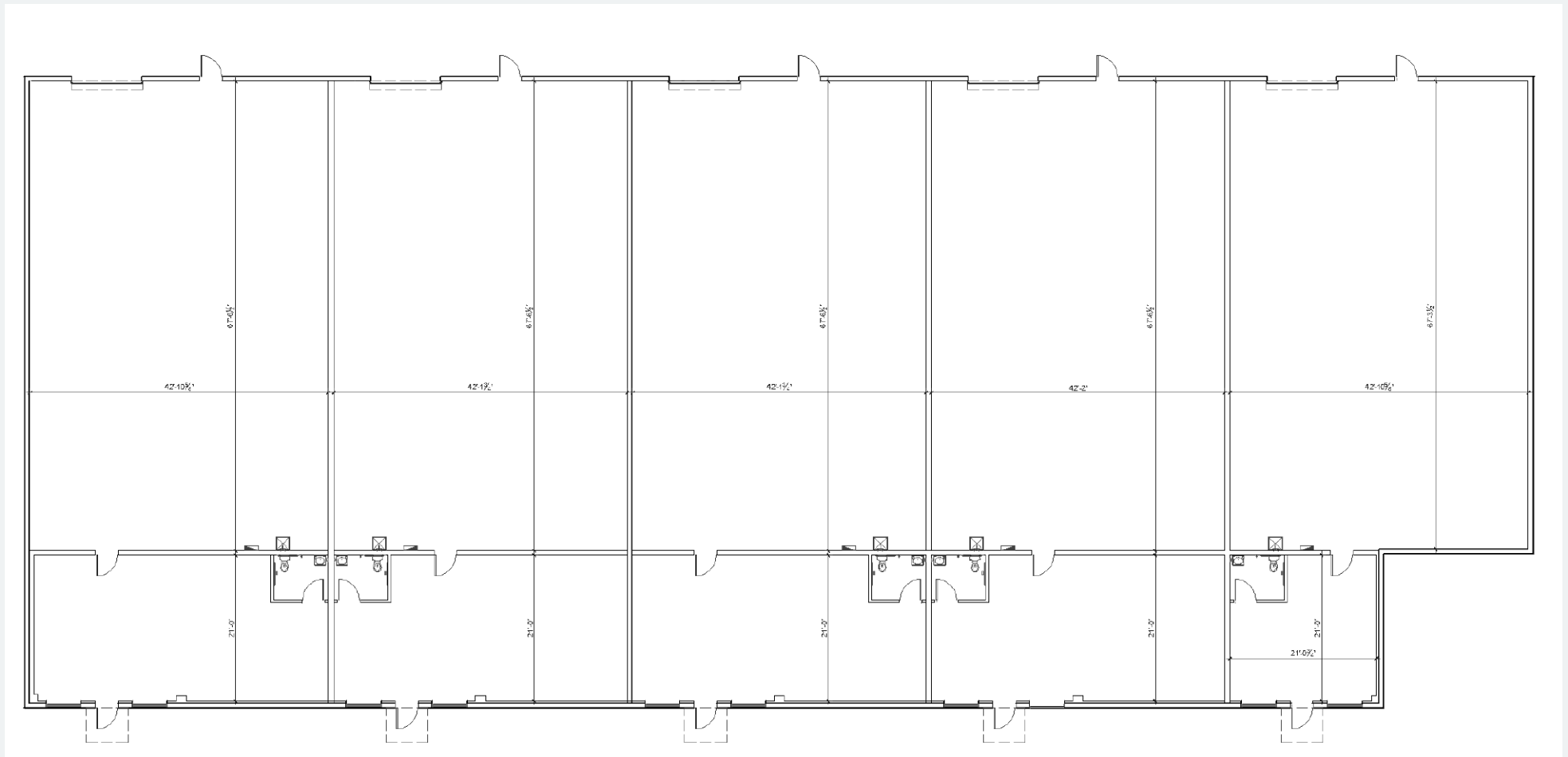
BUILDING 3



- 19,360 SF
- 5 available +/-3,800 SF units
- Each unit has +/-950 SF office with restroom and +/-2,850 SF heated warehouse
- Each unit has 1 drive-in door and 2 man doors
- 16' clear height
- 6" slab
- Can combine units for more space



BUILDING 3 - FLOOR PLAN



BUILDING 3 - ELEVATION & UNIT PLANS

