



# Lexington Flex With Yard



**5,320 SF Warehouse For Lease**

**1095 MAJAUN RD, LEXINGTON, KY 40511**

**PRESENTED BY:**

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## PROPERTY SUMMARY

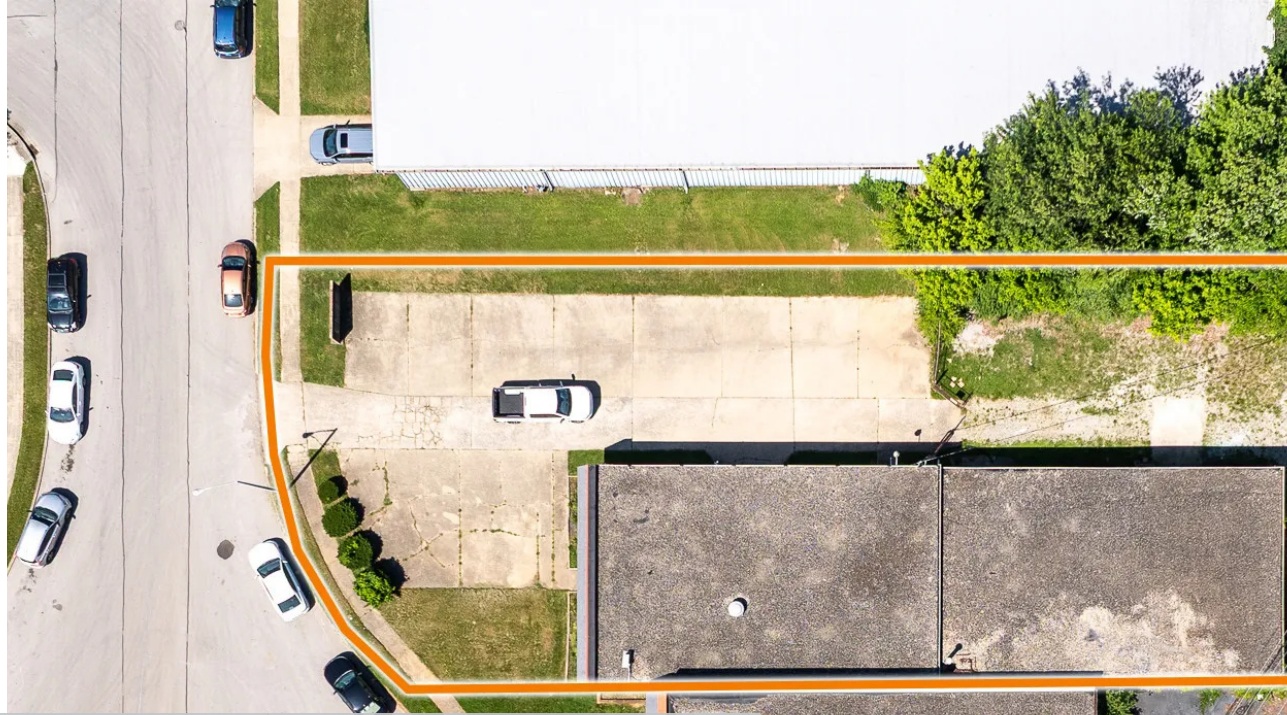
### 5320 SF WAREHOUSE FOR LEASE

1095 MAJAUN RD  
LEXINGTON, KY 40511

#### OFFERING SUMMARY

**LEASE RATE:** \$4,800 per month (MG)

**AVAILABLE SF:** 5,320 SF



## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to offer for lease 1095 Majaun Rd in Lexington, Kentucky. Zoned I-1 (Light Industrial), this  $\pm 5,320$  SF industrial facility is located in the heart of Lexington and offers an exceptional combination of office and warehouse space suitable for a wide range of users.

The building features  $\pm 1,000$  SF of office space, a  $\pm 4,320$  SF heated warehouse, and a large back lot, providing excellent flexibility for storage and parking, and accessible flex space. The layout includes a mix of office and warehouse with 2 grade level 10 foot tall doors. Secure yard space is also available for additional storage of machinery or materials.

With its prime location just off Newtown Pike and Georgetown Rd and easy access to New Circle Road and I-75, this property offers outstanding access to all major central Ky roads.

If you need convenient flex space with a large yard, please give Travis Rose a call at (859) 806-1591.

## PROPERTY HIGHLIGHTS

- ±5,320 sf
- Zoned I-1 (Light Industrial)
- 1,000 sf office, 4,320 sf warehouse
- Two 10 foot tall grade level doors
- Secure outdoor yard space available for storage of vehicles, materials, or equipment
- Excellent location just off Newtown Pike and Georgetown Rd
- Convenient proximity to Lexington's major employment centers and distribution corridors



**Zoned I-1**



**1,000 SF Office**



**Secured Yard**

AERIAL

DOWNTOWN  
LEXINGTON



New Circle Rd | VPD 62,223

Georgetown Rd | VPD 28,335

**SVN**  
STONE COMMERCIAL REAL ESTATE  
Subject  
Property

# ADDITIONAL PHOTOS



## ADVISOR BIO



### TRAVIS ROSE, MBA

Associate Advisor

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### PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

SVN | Stone Commercial Real Estate

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.