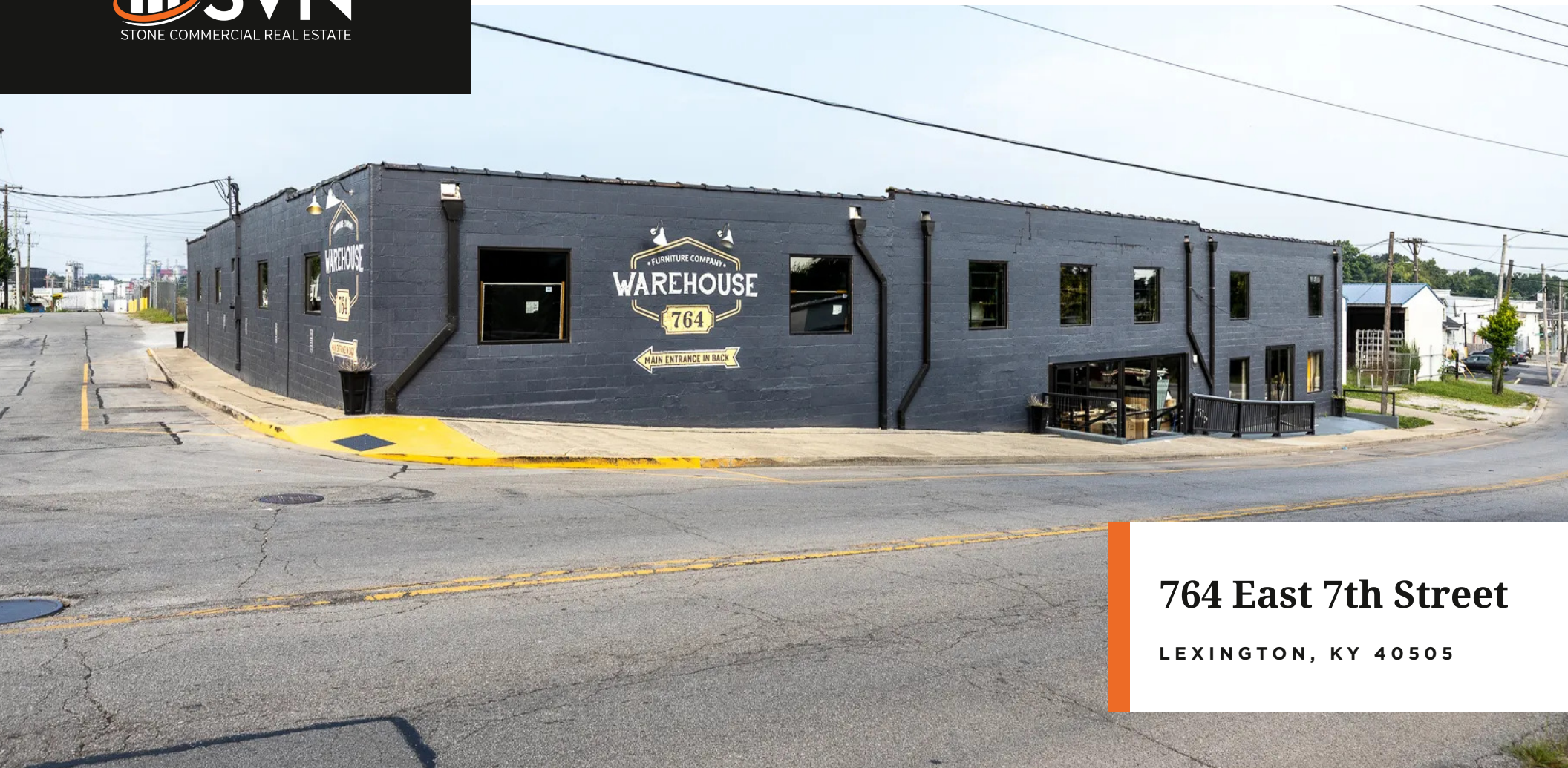




32,608 SF Flex Space For Sale



764 East 7th Street

LEXINGTON, KY 40505

PRESENTED BY:

HARRISON LANE

C: 859.537.1051

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PROPERTY SUMMARY

32,608 SF OF FLEX SPACE FOR SALE

764 EAST 7TH STREET
LEXINGTON, KY 40505

OFFERING SUMMARY

SALE PRICE:	\$2,120,000
BUILDING SIZE:	32,608 SF
LOT SIZE:	0.43 Acres
PRICE / SF:	\$65



PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present for sale an exceptional commercial property located on East Seventh Street. This well kept ±32,608 SF property is zoned for light industrial (I-1) and could benefit a variety of uses such as warehousing, showroom, or creative office space. There also may be potential for some retail uses. The two story property has multiple access points and a convenient divide between the top and lower level. The top level boasts refinished hardwood floors and updated lighting that elevates the space for showroom or office uses. There is a roll up door that is accessible to the top level. The lower level has its own entrance and access from Seventh Street, but also contains multiple interior access points to the top level. There are abundant signage opportunities on the building for this well positioned corner lot that totals 0.43 acres. The property could be well suited for a single occupant, or multiple users. The seller is willing to lease back the lower level from a new owner and those terms are negotiable. There is currently free street parking and off-street parking, with opportunities to utilize neighboring properties for additional parking. Please see agent for further details.

To schedule a showing or to learn more about the property, please contact Harrison Lane at Harrison.Lane@svn.com or by phone at 859-537-1051.

PROPERTY HIGHLIGHTS

- \$2,120,000 (\$65/SF)
- ±32,608 SF building on 0.43 acres
- Suitable for a variety of uses (warehousing, showroom, creative office, potential for some retail)
- Zoned I-1 Light Industrial
- Two story building with multiple access points
- Excellent visibility and signage on E Seventh Street



**ZONED I-1
VARIETY OF USES**



**BRIGHT, WELL
MAINTAINED**



**GREAT ACCESS TO
WINCHESTER RD
AREA & I-75**



AERIAL



LEXINGTON


STONE COMMERCIAL REAL ESTATE
Subject
Property

East 7th Street | 3,674+ VPD

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





HARRISON LANE

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Cell: **859.537.1051**

PROFESSIONAL BACKGROUND

A Lexington native and Transylvania University alum, Harrison Lane brings a diverse and dynamic background to his dual roles as a commercial real estate advisor and business broker. Since joining SVN Stone Commercial Real Estate in May 2021, Harrison has developed a reputation for guiding clients across all property types—including multifamily, retail, industrial, office, land, and flex assets. His ability to provide seamless sales and leasing services throughout Central Kentucky makes him a versatile, one-stop resource for owners, investors, and end-users alike.

In addition to CRE, Harrison serves as a trusted business broker in Central Kentucky with Bluegrass Business Advisors, helping clients navigate sales, acquisitions, valuations, and confidential marketing. He's skilled at matching buyers and sellers, managing negotiations, and orchestrating a blend of real estate and small business transactions. Harrison is a member of the International Business Broker's Association (IBBA). Whether transitioning a business to new ownership or exploring investment opportunities, he delivers personalized guidance with integrity, discretion, and strategic vision. When Harrison is not chasing his little boy around or closing deals... he enjoys playing golf, supporting Transylvania and UK athletics, and serving through local ministries.

SVN | Stone Commercial Real Estate

270 S. Limestone

Lexington, KY 40508

859.264.0888



DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.