



For Sublease: 24,300 SF Industrial Facility



351 United Court

LEXINGTON, KY 40509

PRESENTED BY:

GABE MEASNER

C: 859.630.7106

gabe.measner@svn.com

JOHN BUNCH, SIOR

C: 859.433.8911

john.bunch@svn.com

PROPERTY SUMMARY

24,300 SF INDUSTRIAL FACILITY FOR SUBLEASE

351 UNITED COURT
LEXINGTON, KY 40509

OFFERING SUMMARY

SUBLEASE RATE:	Negotiable
BUILDING SIZE:	24,300 SF
ZONING:	I-1 Light Industrial



PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to bring to market FOR LEASE, 351 United Court in Lexington, Kentucky. This 24,300 SF industrial/flex property offers versatile space for light manufacturing, distribution, or equipment-intensive operations. Building A (14,500 Sq. Ft.) features, multiple drive-in doors, three-phase electrical power, office space, compressed air drops and is fully sprinklered.

Building B (5,800 Sq. Ft.) offers Flex/ Warehouse space with finished professional office space, two (2) grade-level drive-in doors, gas heat, compressed air, and three-phase electrical power. Building C (4,000 Sq. Ft.) includes one (1) dock-height door, bringing added flexibility for tenants with freight, logistics, or shipping needs to the site.

Conveniently located approximately 1.5 miles east of I-75 with easy access via Man O' War Boulevard, the property offers excellent regional connectivity for distribution and logistics users. For more information, please reach out to Gabe Measner at 859.630.7106 or gabe.measner@svn.com.

PROPERTY HIGHLIGHTS

- Available Space: 24,300 Sq. Ft.
- Negotiable sublease rate
- Dock doors (1)
- Grade level drive in (5)
- 3 Phase Power
- Secure Fenced-in Lot
- Finished Office Space
- Convenient Access to I-75



**EASY ACCESS TO
INTERSTATE 75**



**MULTIPLE FINISHED
OFFICE SPACES**



**FIVE GRADE-LEVEL
DRIVE INS**

AERIAL



ADDITIONAL PHOTOS





GABE MEASNER

gabe.measner@svn.com

Cell: **859.630.7106**

PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than \$20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888



JOHN BUNCH, SIOR

john.bunch@svn.com

Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial Real Estate division.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

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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.