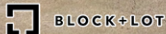


FOR LEASE

FLEXIBLE WAREHOUSE SPACE

198 TROJAN STREET

MT. STERLING, KY 40353



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01: EXECUTIVE SUMMARY

198 TROJAN STREET



PROPERTY DESCRIPTION

198 Trojan Street in Mount Sterling, KY offers flexible warehouse solutions for a multitude of users. With spaces ranging from 15,000 SF - 83,000 SF, the building is ideal for storage, warehousing, and distribution. In addition to the interior square footage, there is also significant yard space for outdoor storage and fleet parking. The property is located in Mount Sterling, approximately 1.5 miles from I-64.

Total Building Square Footage: 111,000 SF
Available Square Footage: 15,000 SF - 83,000 SF
Office Square Feet: 3,000 SF
Site Size: 4.75 acres
Lease Rate/Type: \$3.50/sf/year - \$5.00/sf/year + NNN
Clear Height: 10'-20'
Column Space: 25' single column line
Floor Thickness: 6"
Dock Doors: 4



**15,000 -
83,000 SF**



**\$3.50 - \$5.00
PSF + NNN**



**ZONED
INDUSTRIAL**

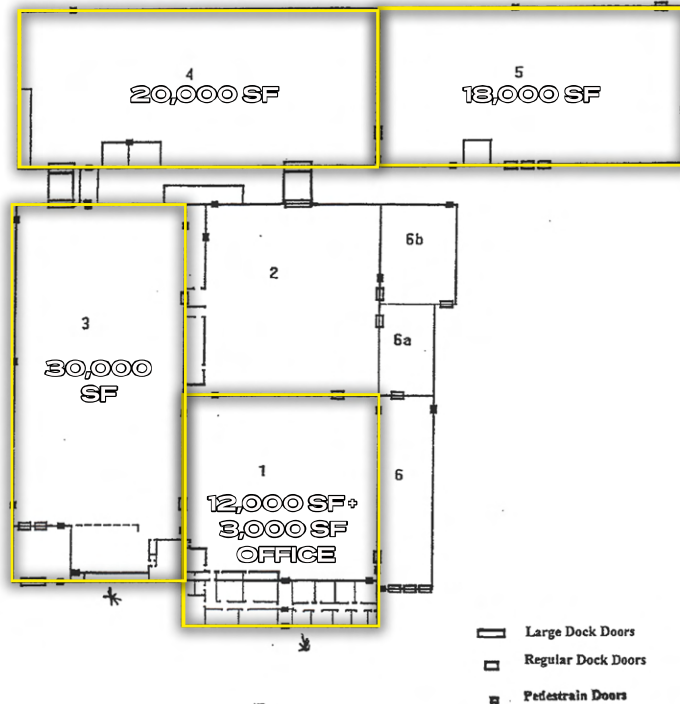
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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

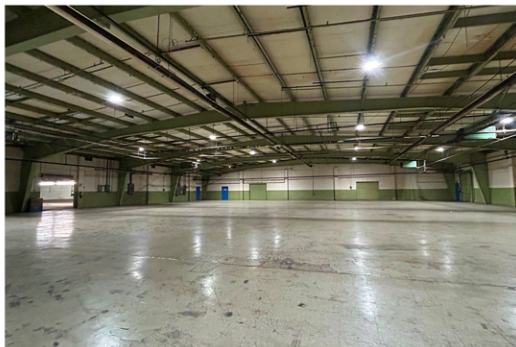
198 TROJAN STREET

FLOOR PLAN



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
198 TROJAN STREET



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 BLOCK+LOT

03: LOCATION INSIGHTS

AERIAL
198 TROJAN STREET

