

INDUSTRIAL FLEX PROPERTY FOR LEASE

# 819 PORTER PLACE

LEXINGTON, KY 40508



**GORDY HOAGLAND, CCIM**

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**WHITE OAK**  
COMMERCIAL REAL ESTATE

# Property Summary

For Lease



## PROPERTY DESCRIPTION

This versatile 9,183 square foot warehouse is conveniently located near the heart of Lexington, just 1.5 miles from downtown.

The building features ample clearspan warehouse space, multiple private offices, a large conference room, and a large grade-level drive-in door for easy loading and unloading. Zoned B-4, the property can support a broad range of commercial or industrial uses.

## PROPERTY HIGHLIGHTS

- 1 grade-level drive-in door
- Gym area with shower & sauna
- 60% Office space
- 40% Warehouse space

## OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Number of Units:	1
Available SF:	9,183 SF
Building Size:	9,183 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	554	1,950	7,359
Total Population	1,124	3,994	15,327
Average HH Income	\$30,805	\$41,086	\$50,319

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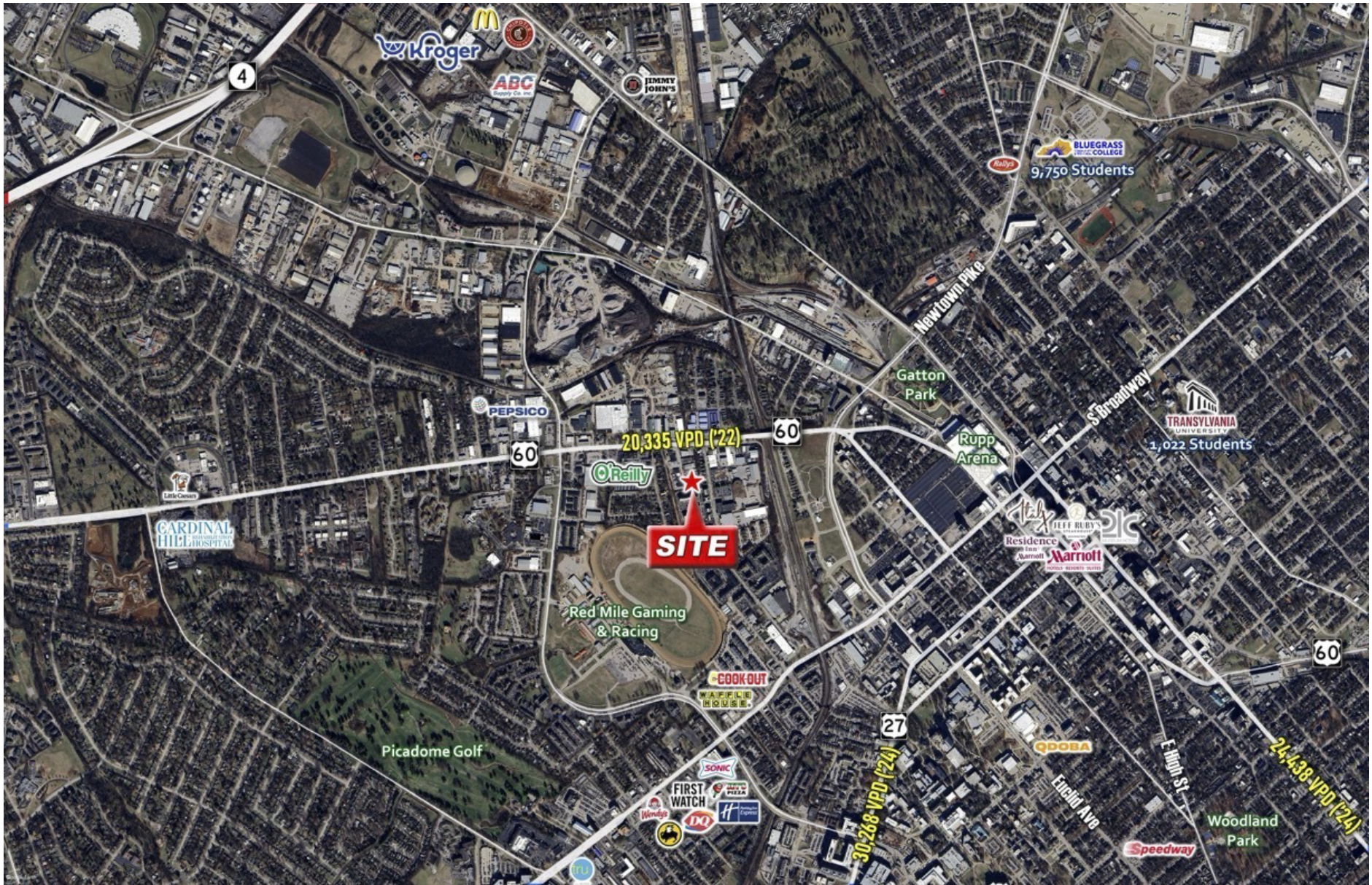
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# Retailer Map

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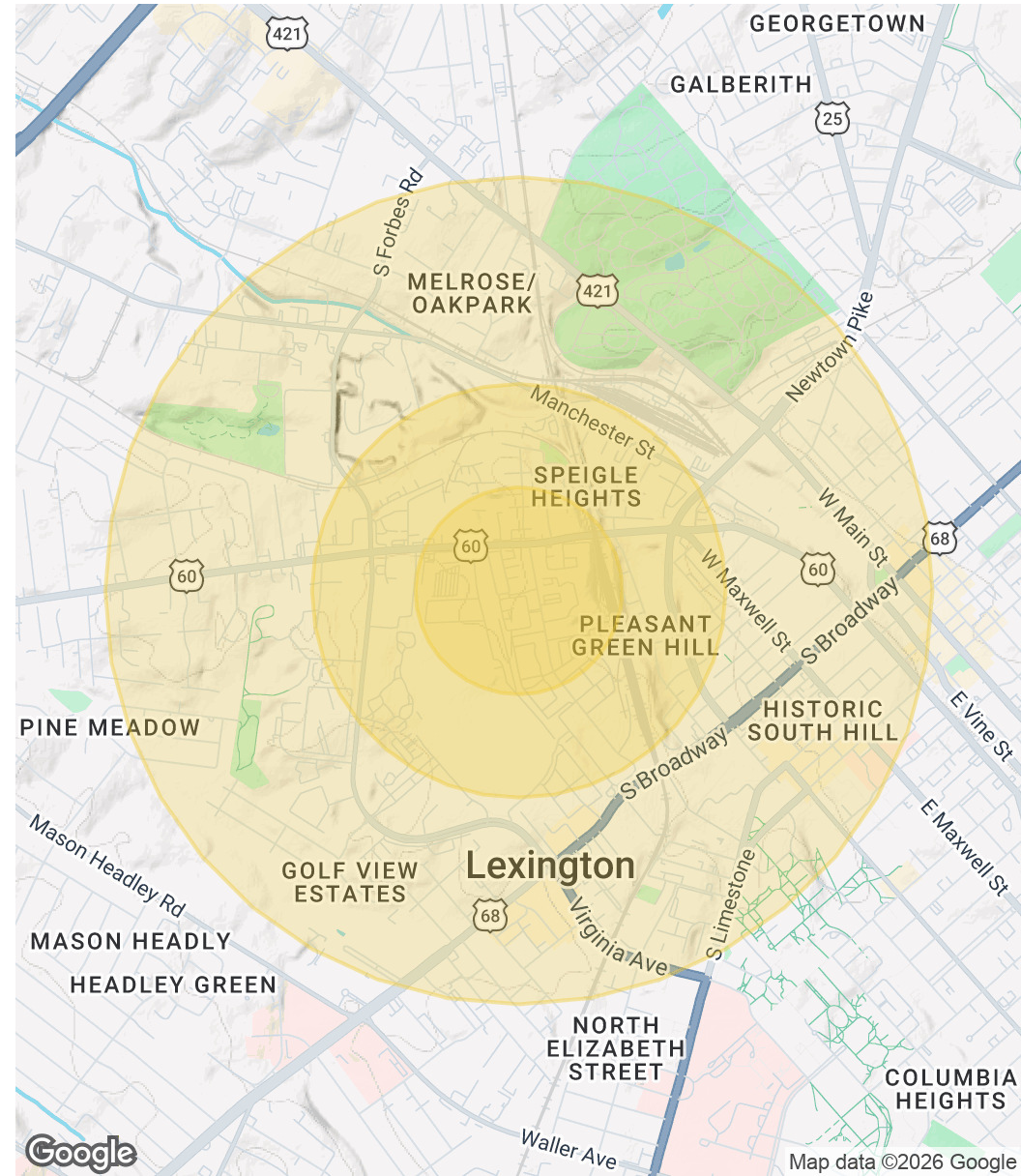
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,124	3,994	15,327
Average Age	21.9	23.1	28.8
Average Age (Male)	22.3	23.3	29.1
Average Age (Female)	21.8	23.1	28.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	554	1,950	7,359
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$30,805	\$41,086	\$50,319
Average House Value	\$27,975	\$43,184	\$178,836

*2023 American Community Survey (ACS)*



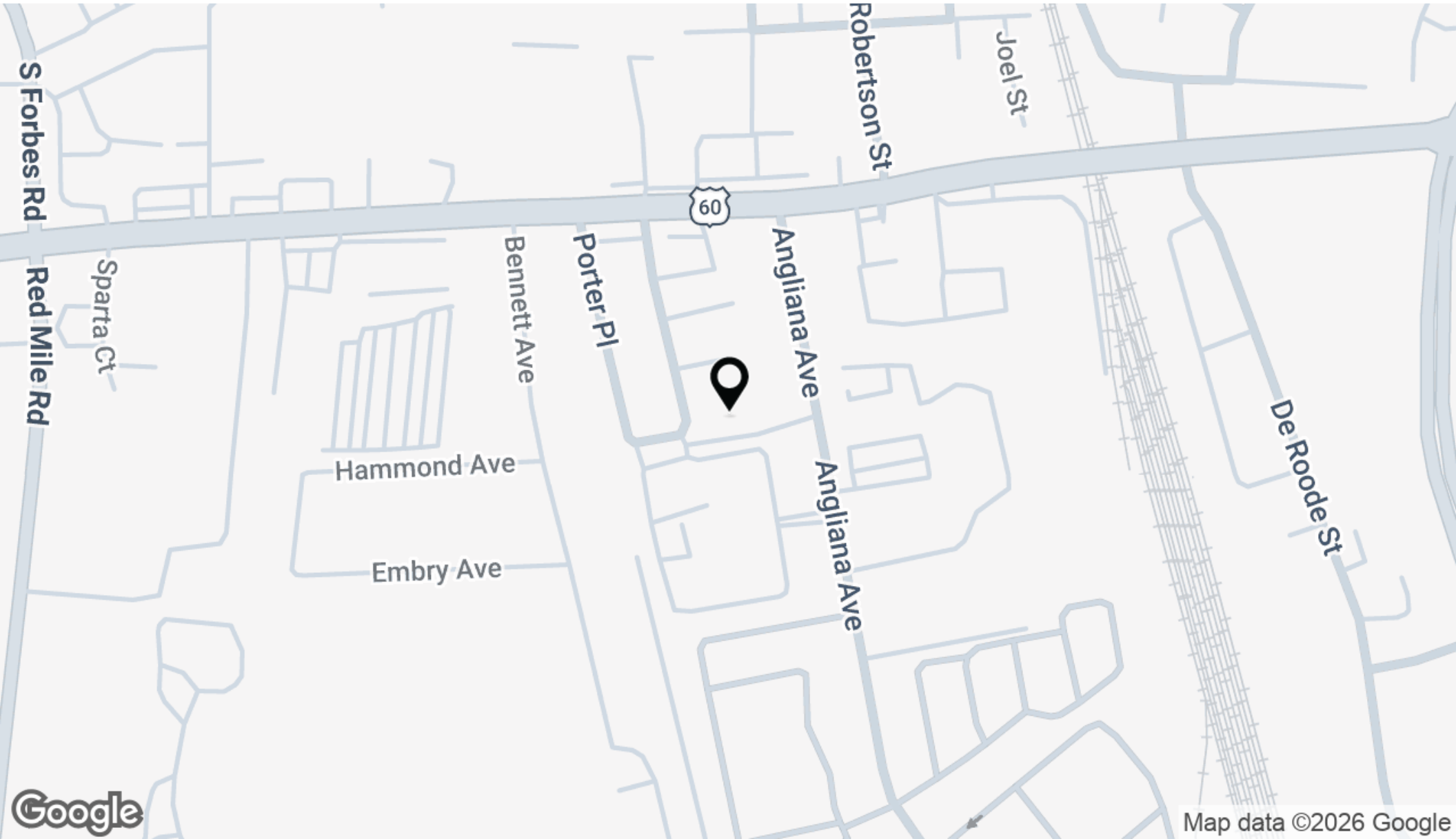
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