

INDUSTRIAL PROPERTY FOR LEASE

100 SUMMER CT

GEORGETOWN, KY 40324



LANDCAL

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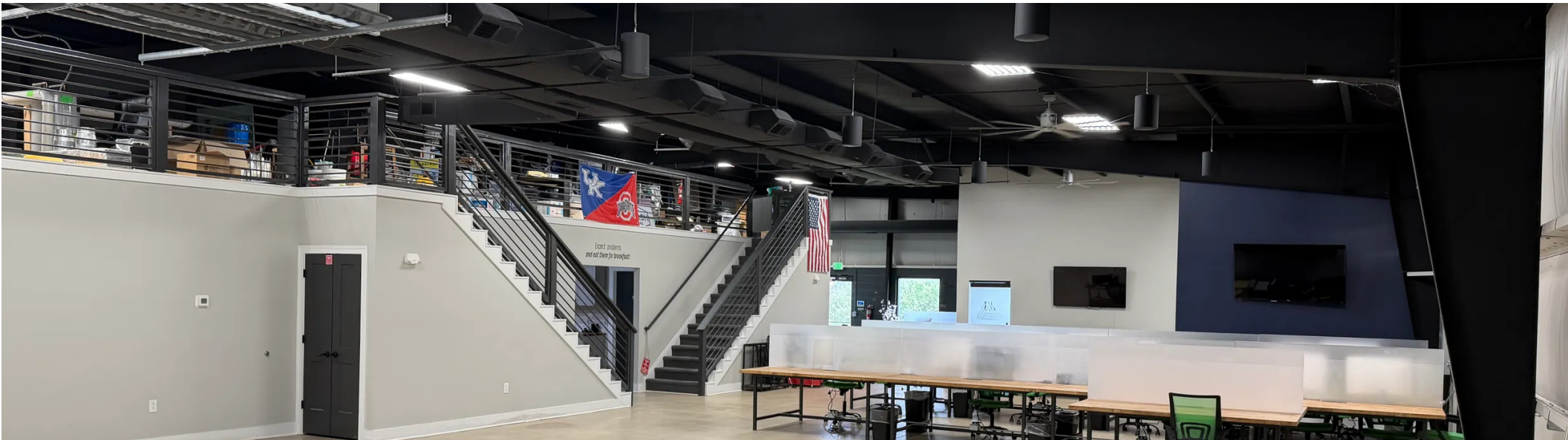
FREDERICK RUPP

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WHITE  OAK
COMMERCIAL REAL ESTATE

Property Summary

For Lease



PROPERTY DESCRIPTION

A ±5,400 SF freestanding industrial/flex building situated on ±1.2 acres in Georgetown, Kentucky. Renovated in 2022, the property offers 14-16' clear heights, clear-span construction, 400 AMP power, a 12' x 12' automatic drive-in door, and 100% climate-controlled warehouse and office space.

Additional land provides the opportunity to expand the building, increase parking, or accommodate outside storage, creating a highly functional owner-user opportunity in one of Central Kentucky's strongest industrial markets.

PROPERTY HIGHLIGHTS

- Renovated in 2022
- 14-16' clear heights
- clear-span construction
- 12' x 12' automatic drive-in door,
- 100% climate-controlled warehouse and office space.

OFFERING SUMMARY

Lease Rate:	\$12.95 SF/yr (NNN)
Building Size:	5,400 SF
Lot Size:	1.2 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,448	11,990	15,762
Total Population	6,969	30,922	41,963
Average HH Income	\$77,985	\$86,964	\$95,780

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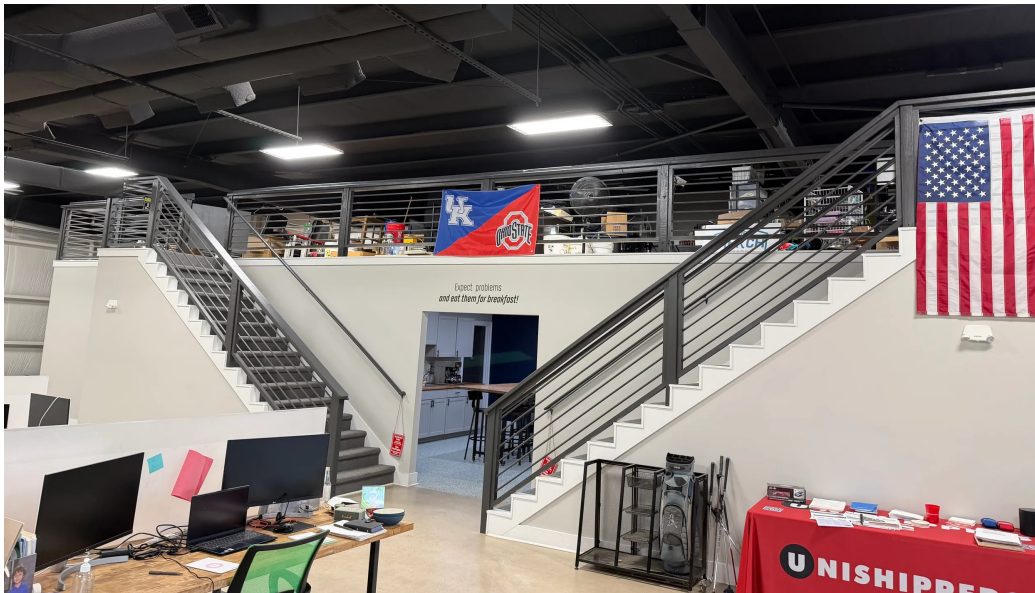
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Interior Photos

For Lease



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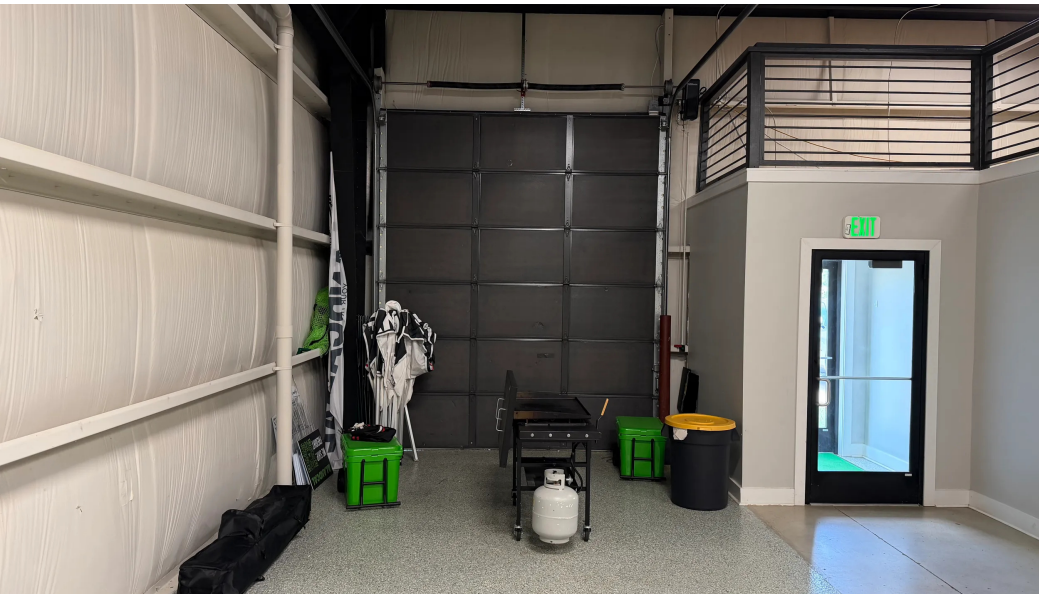
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Additional Photos

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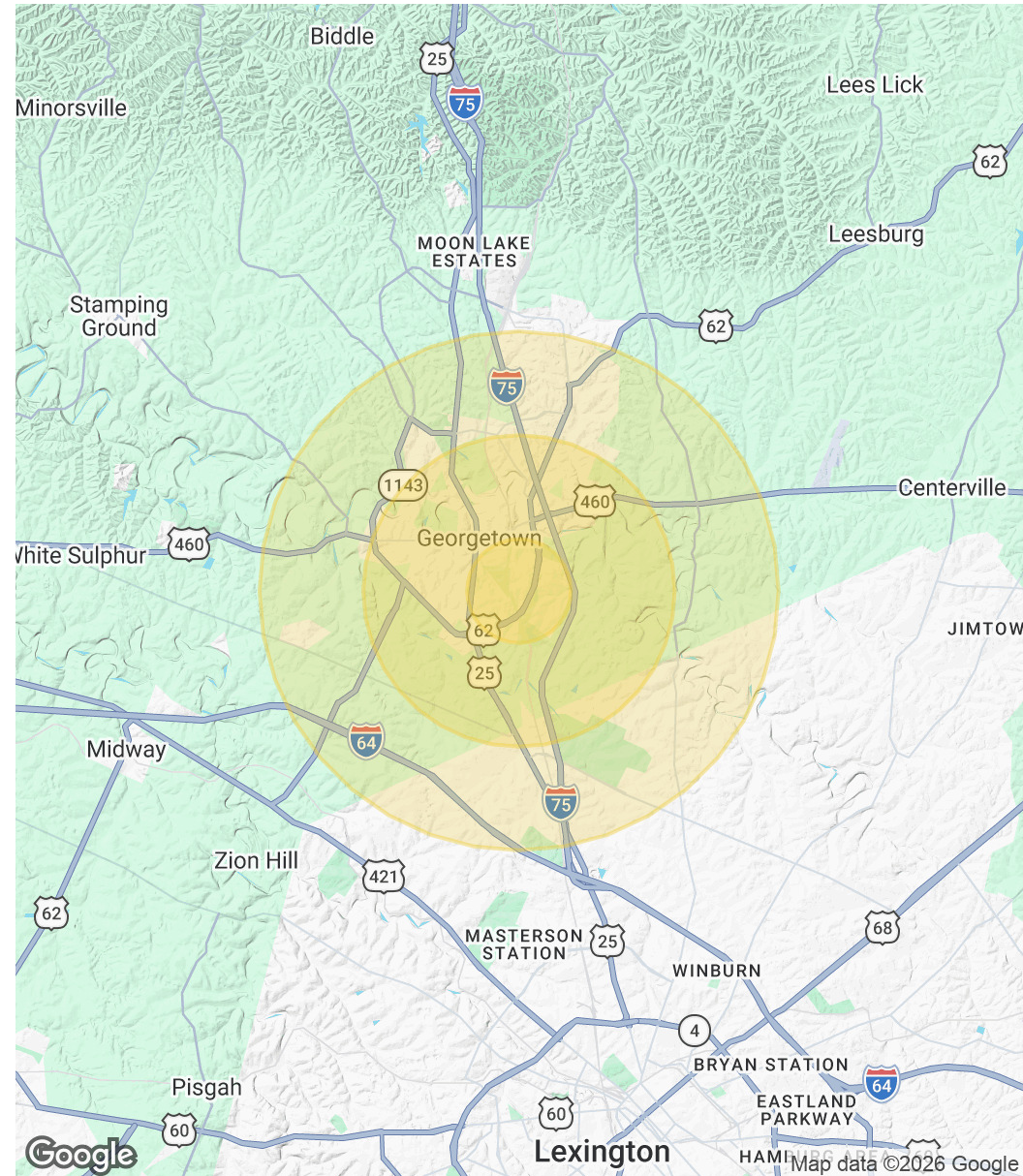
Demographics Report

For Lease

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,969	30,922	41,963
Average Age	28.8	33.9	34.8
Average Age (Male)	28.5	33.9	34.4
Average Age (Female)	27.4	33.9	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,448	11,990	15,762
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$77,985	\$86,964	\$95,780
Average House Value	\$211,683	\$245,538	\$281,450

2023 American Community Survey (ACS)



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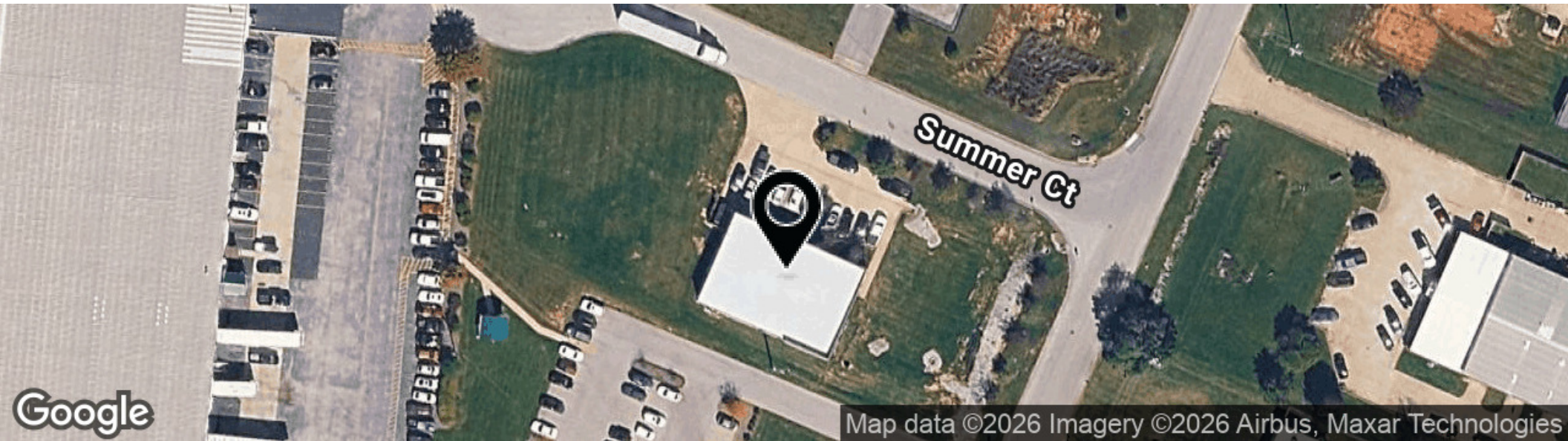
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Location Summary

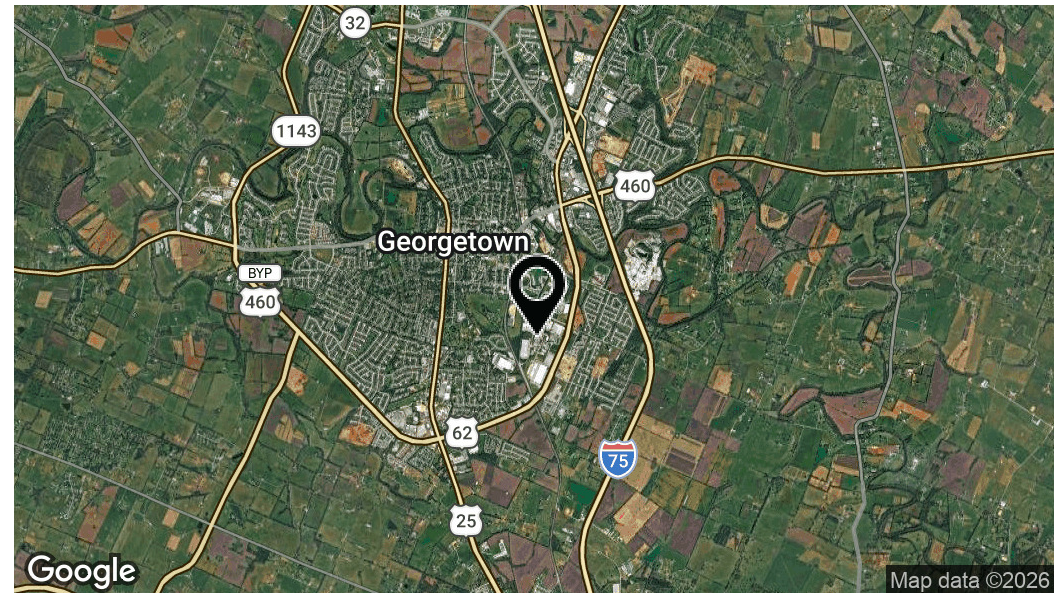
For Lease



PROPERTY LOCATION

Situated within Georgetown Industrial Park, the property is surrounded by major employers including FedEx, Vuteq, Johnson Controls, Minova, and Curtis Maruyasu, and is located just 5.4 miles from Toyota Motor Manufacturing Kentucky (TMMK).

Positioned only 3 miles from I-75, the property offers exceptional regional connectivity and convenient access to the Lexington MSA, making it well-suited for manufacturing, warehousing, distribution, or service operations.



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Listing Brokers

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