

FOR SUBLEASE | \$7.25 /SF/YR

817 WINCHESTER RD, STE 150, LEXINGTON, KY 40505



## PRIME WAREHOUSE SPACE

Prime office and warehouse space on Winchester Rd near downtown Lexington with easy access to I-75/I-64. The modern office space includes numerous private offices, a breakroom, restrooms, a locker area, and large rooms suitable for a conference or training. Big, bright, climate controlled warehouse with one dock door, one drive up door at rear, plus one drive up/in door on the side. The space features abundant parking in the front and back. Extensive renovations to space in 2021. Current lease term expires April 30, 2029. Call or email to schedule a tour.

### SUITE 150

Rental Rate: \$7.25 /SF/Yr (NNN)

Space Available: 20,398 RSF

Sublease Expires: April 30, 2029

Property Type: Office & Warehouse

Zoning: I-1 - Light Industrial



**JAMES M. SCHRADER**

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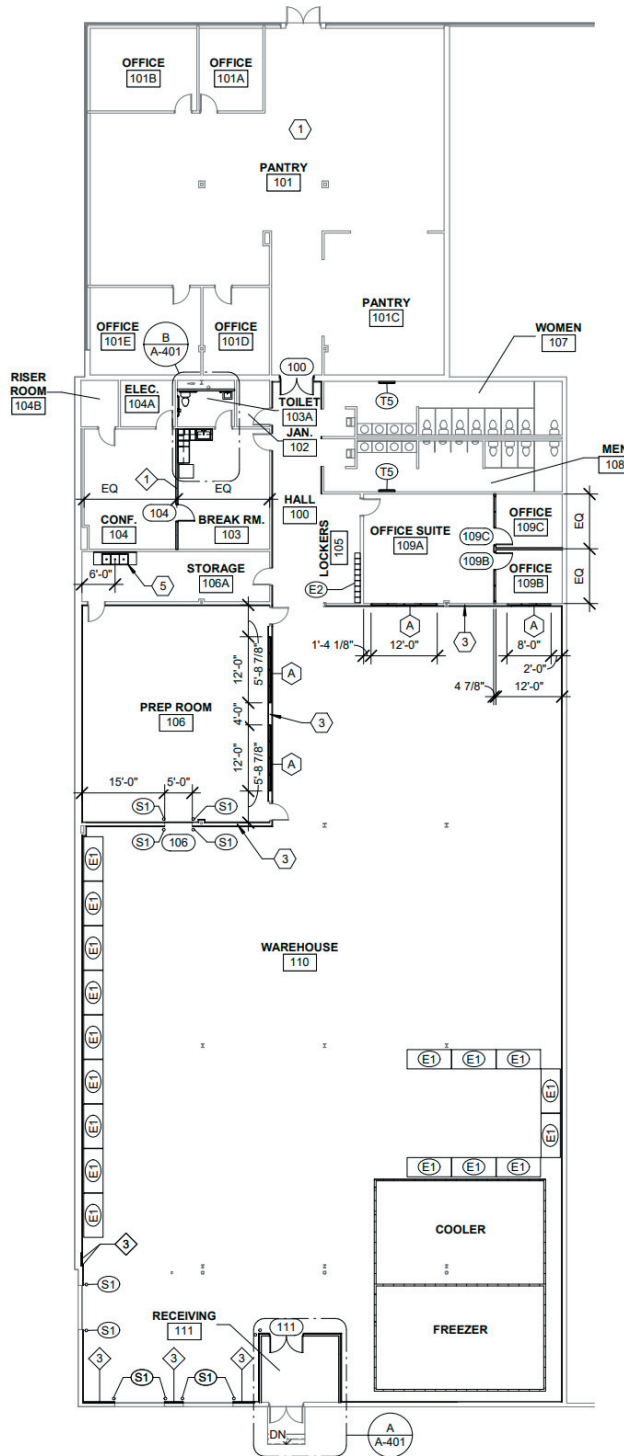
**SCHRADER**  
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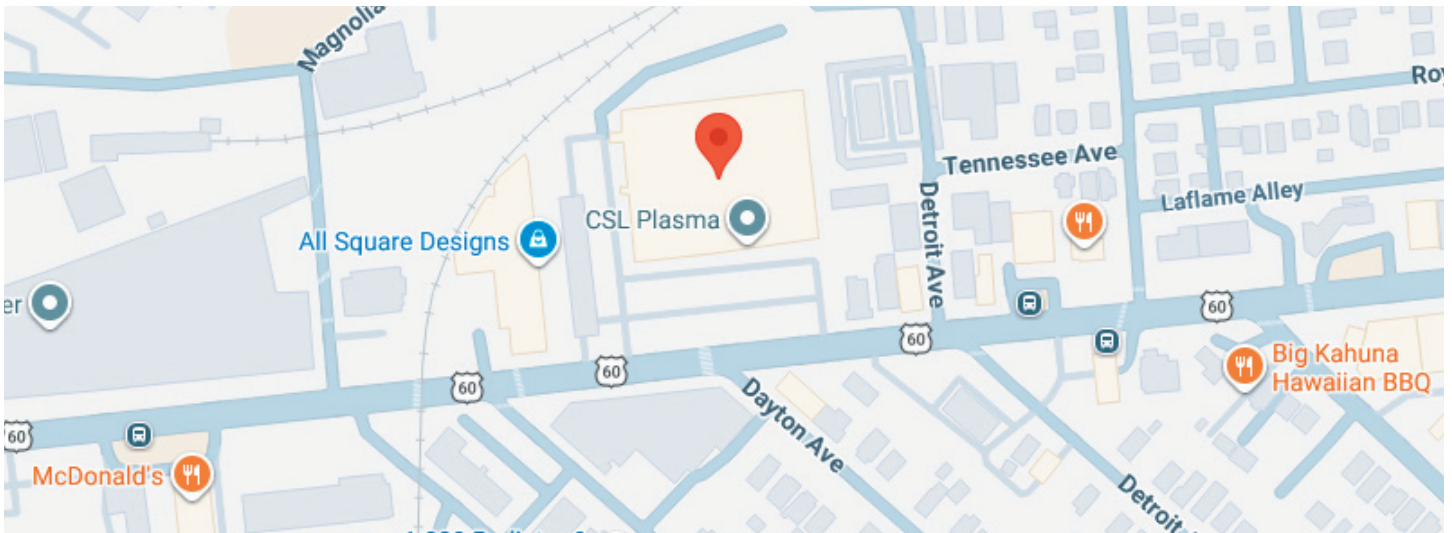


(A) FIRST FLOOR PLAN  
1/16" = 1'-0"



# PROPERTY MAP & IMAGES

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# PROPERTY IMAGES

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