



Prime Industrial Space | London, KY



136 Armory Street

LONDON, KY 40741

PRESENTED BY:

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PROPERTY SUMMARY

LARGE-SCALE DISTRIBUTION CENTER

136 ARMORY ST
LONDON, KY 40741

OFFERING SUMMARY

LEASE RATE:	\$5.50 SF/year (NNN)
BUILDING SIZE:	52,000 SF
LOT SIZE:	5.8 Ac. (incl. fenced outdoor storage)



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market 52,000 SF of prime industrial space located at 136 Armory Street in London, Kentucky. The property presents an exceptional opportunity in a highly accessible location just 2.5 miles from I-75, positioning tenants within easy reach of major regional markets across the Eastern United States.

The facility sits on two parcels totaling approximately 5.8 acres. The primary parcel of 4.5 acres includes the building, and a separate 1.3-acre fully fenced gravel lot is included in the offering — making this an ideal solution for users with outdoor storage, fleet parking, or equipment staging needs.

The 49,200 SF warehouse is constructed of durable steel and features large ceiling fans, 3-phase 480-volt power, seven dock doors, and two 16-foot grade-level drive-in doors. The entire building is cooled, and half of the warehouse is fully heated and cooled with forced gas heaters, providing year-round climate flexibility for a wide range of industrial users.

The 2,800 SF office includes a conference room, kitchen, multiple private offices, and two restrooms — accommodating administrative and operational teams without leaving the building. Zoned for industrial use and ready for immediate occupancy, 136 Armory Street is well suited for manufacturers, distributors, logistics operators, or any user requiring a combination of functional warehouse space, quality office, and rare outdoor storage in the London market.

For tours, pricing, and additional information, contact Travis Rose, MBA, at 859-806-1591 or travis.rose@svn.com.

PROPERTY HIGHLIGHTS

- Flexible Climate-Controlled Warehouse
- Rare Outdoor Storage Opportunity
- Prime I-75 Access
- 3-Phase 480-Volt Power
- 7 Dock Doors & 2 Drive-In Doors
- Full-Service Integrated Office



**ORGANIZED
WAREHOUSE LAYOUT**

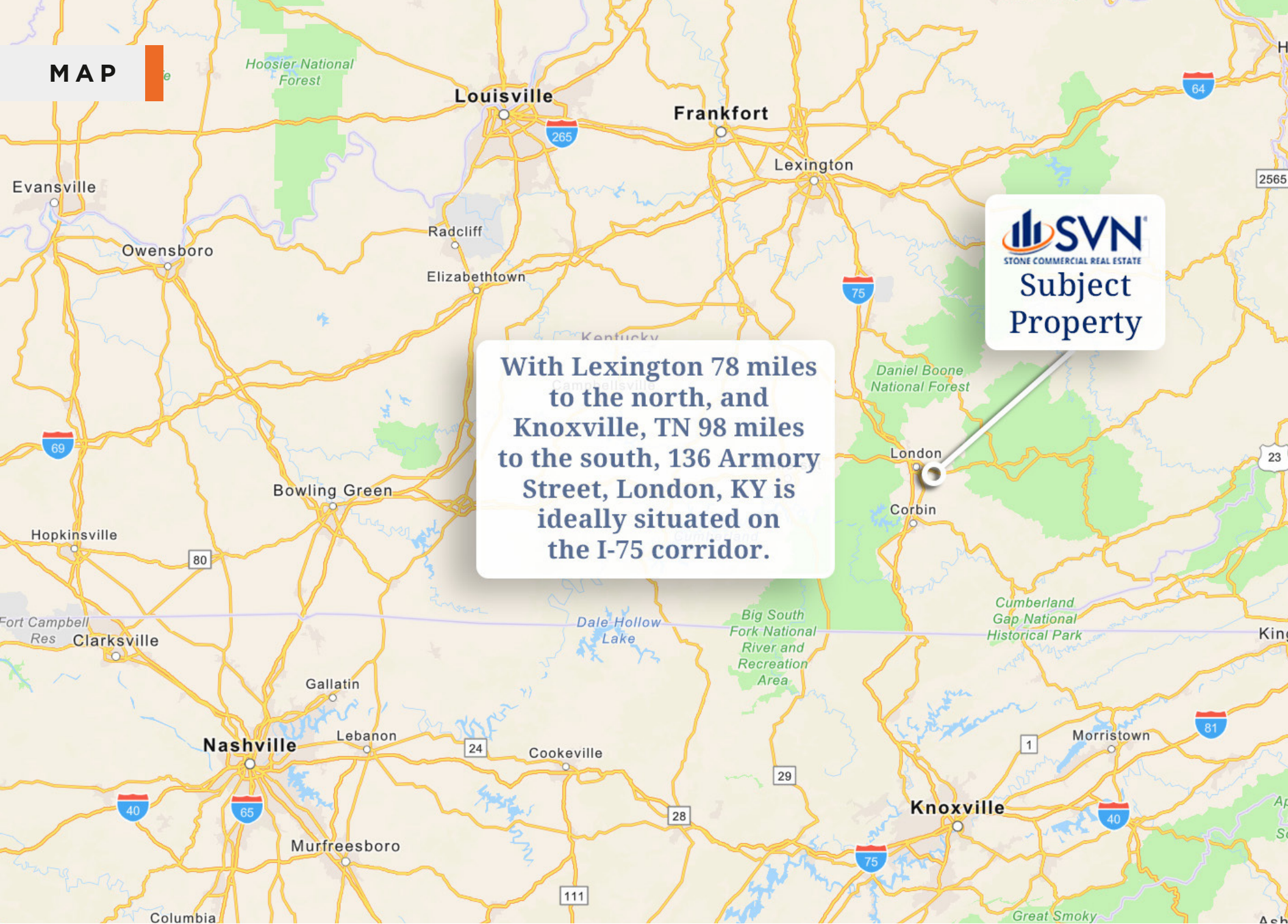


**VERSATILE
WORKSPACE AREA**



**INTEGRATED OFFICE
SUITES**

MAP



With Lexington 78 miles to the north, and Knoxville, TN 98 miles to the south, 136 Armory Street, London, KY is ideally situated on the I-75 corridor.

SVN
STONE COMMERCIAL REAL ESTATE
Subject Property

ADDITIONAL PHOTOS





TRAVIS ROSE, MBA

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PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

EDUCATION

Bachelors - Eastern Kentucky University
(President's List, Golf Team, Academic All-American)
MBA - Murray State University

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