

151 HANGER CIRCLE

RICHMOND, KENTUCKY 40475

24,000 SF INDUSTRIAL FACILITY ON 2.6 ACRES

Exceptional industrial facility in the Richmond Industrial Park offering a versatile building, strong infrastructure, and excellent access to I-75 and regional markets.



PROPERTY HIGHLIGHTS

- 24,000 SF total building
- 2.6 acres of land included
- I-2 Industrial Park District zoning
- 20' clear ceiling height
- 800-amp electrical service with two transformers
- Concrete slab floors & reinforced foundation
- Wet sprinkler system
- Two dock-high doors, one drive-in door
- 4 minutes to I-75 via Exit 87
- Located in the Richmond Industrial Park

PROPERTY OVERVIEW

151 Hanger Circle is a 24,000 square foot industrial facility situated on 2.6 acres in the Richmond Industrial Park. The building is well-suited for manufacturing, warehouse, distribution, or industrial operations and offers a functional layout, strong utilities, and multiple loading options.

The property is less than 4 minutes from Interstate 75 (Exit 87), providing excellent access to Lexington, Louisville, and surrounding markets.

BUILDING SPECIFICATIONS

Total Building Size:	24,000 SF
Office / Lab Space:	2,870 SF
Climate-Controlled Manufacturing:	4,716 SF
General Manufacturing / Warehouse:	16,602 SF
Clear Height:	20'
Bay Spacing:	26' x 60'
Construction Type:	Steel Post & Beam
Roof:	Metal Panel
Foundation:	Poured Reinforced Concrete
Floor:	Concrete Slab
Sprinkler System:	Wet System
Electrical Service:	800 Amps / 480V (2 Transformers)

SITE & ACCESS

- 2.6 acres of land included
- Two dock-high loading doors
- One 12' x 12' drive-in door
- Covered loading area
- Paved drives and parking
- I-2 Industrial Park District zoning
- 4 minutes to I-75 via Exit 87
- Located in Richmond Industrial Park
- Excellent access to regional highways and labor markets

OPTION 1



SALE OF BUILDING + 2.6 ACRES
OF LAND (EMPTY BLDG.)

\$2,150,000.00

OPTION 2



SALE OF BUILDING + 2.6 ACRES
OF LAND + EQUIPMENT

\$2,250,000.00

OPTION 3



LEASE OF BUILDING
\$8.50 / SQ.FT.

TRIPLE NET LEASE

24,000 SF
TOTAL BUILDING

×

\$8.50 / SQ.FT.
NNN

=

\$204,000 / YEAR
BASE RENT

=

\$17,000 / MONTH
BASE RENT

ADDITIONAL OPTIONS WITH EXECUTION OF AN ABOVE CHOICE



ADD-ON 1

SALE OF APPROX. 4-ACRES OF LAND
ON TATES CREEK ROAD (ADJACENT)

\$760,000



ADD-ON 2

LEASE OF APPROX. 4-ACRES OF LAND
ON TATES CREEK ROAD (ADJACENT)

\$8,000 / MONTH