FOR SUBLEASE

RARE "BITE SIZE" INDUSTRIAL OPPORTUNITY FOR SUBLEASE

780 ENTERPRISE DRIVE

Lexington, KY 40510

PRESENTED BY:

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STONE COMMERCIAL REAL ESTATE

SUBLEASE RATE	$11.00/SF/YR

OFFERING SUMMARY

BUILDING SIZE:	4,300 SF
LOT SIZE:	1 Acre
YEAR BUILT:	1994
ZONING:	I-1
SUBMARKET:	Enterprise Industrial Park

PROPERTY OVERVIEW

SVN | Stone Commercial Real Estate is pleased to bring to market 4,300 sf of highly functional industrial space in Lexington, KY.

780 Enterprise Drive offers a rare opportunity to lease a building with a modest footprint that still incorporates both a grade-level drive-in door as well as a standard height dock. The property was well constructed of split face block and steel and has been immaculately maintained. The stand-alone improvement boasts climate-controlled office space with private offices, conference room, and men's and women's restrooms. The warehouse space is heated with 17' clear heights throughout.

For further information or to schedule a personal tour, please reach out to John Bunch at 859-433-8911 or john.bunch@svn.com.

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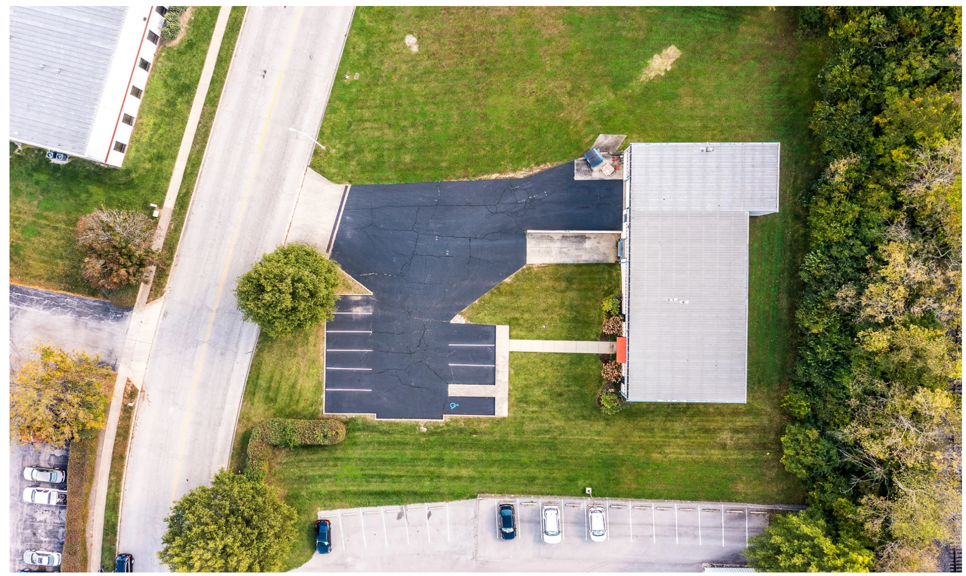

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PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial Real Estate division.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

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GABE MEASNER

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PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than $20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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