AVAILABLE

STRATEGICALLY LOCATED LOW BASIS INDUSTRIAL FACILITY FOR SALE - LEXINGTON, KY

510 HENRY CLAY BLVD, LEXINGTON, KY 40505

SVN® STONE COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market a strategically located low basis purchase opportunity in the heart of Lexington, KY.

510 Henry Clay Boulevard is one of the few remaining parcels inside of New Circle Road that features over 105,000 square feet on a sprawling 6 acre tract. The improvement was originally constructed in 1941 by the Standard Products Company. Since then it has been used for a variety of different manufacturing and distribution uses.

The existing facility features include but are not limited to: Heavy 480/3 phase power, reinforced concrete slab, large clear span sections, gas fired forced air heat, 12' clear height, (3) dock height doors, multiple grade level doors, over 5,000 sf of finished office space, full fire suppression, and expansive outdoor storage capabilities.

The property has benefited significantly from the growth of Lexington proper with a population density of over 225,000 people within a 5 miles radius to the site. While zoned industrial, the asset is positioned well not only for traditional industrial uses, but for future redevelopment opportunities as well.

For further information on the property or to schedule a private tour, please reach out to john.bunch@svn.com or call 859-433-8911.

$4,950,000
PRICE

105,804 SF
SF

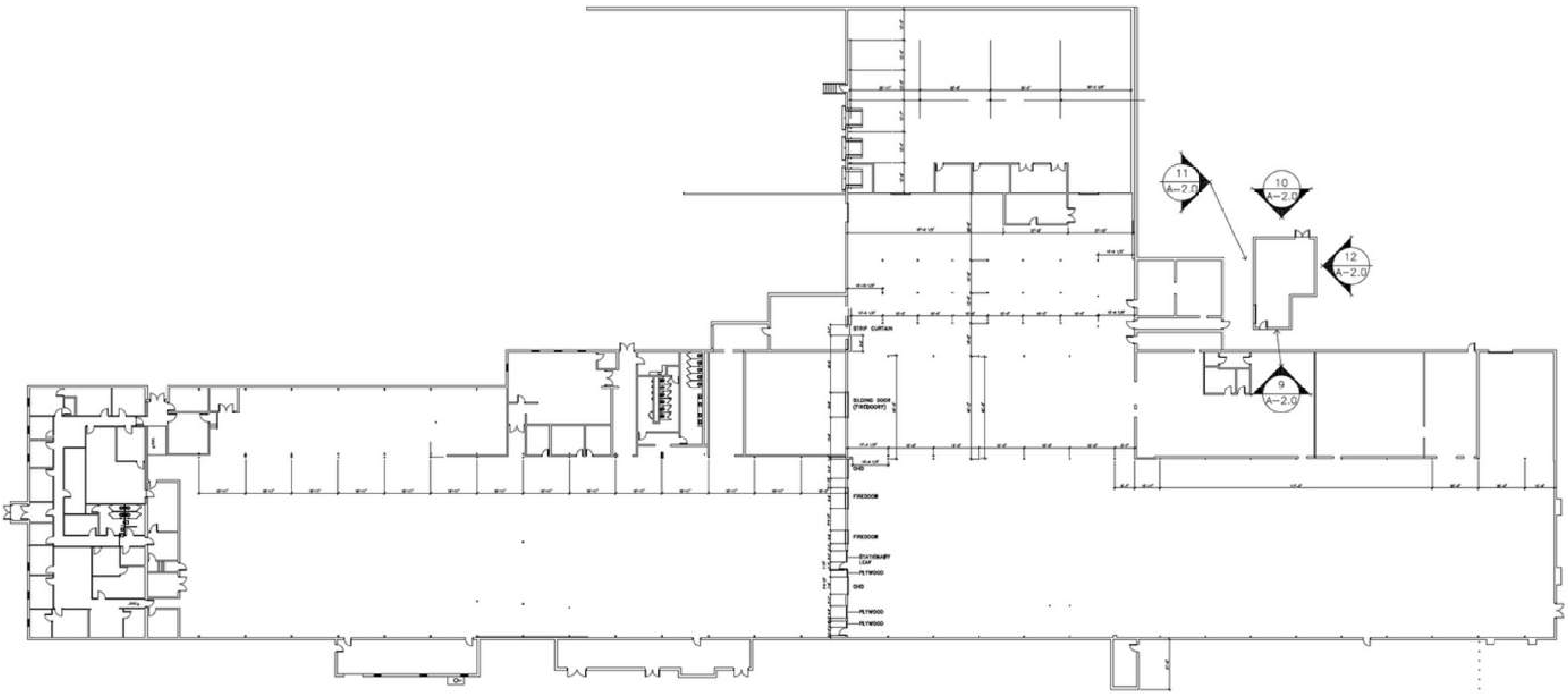
$46.78
PRICE/SF

225,000
5 MILES
POPULATION DENSITY

5.957 AC
ACREAGE

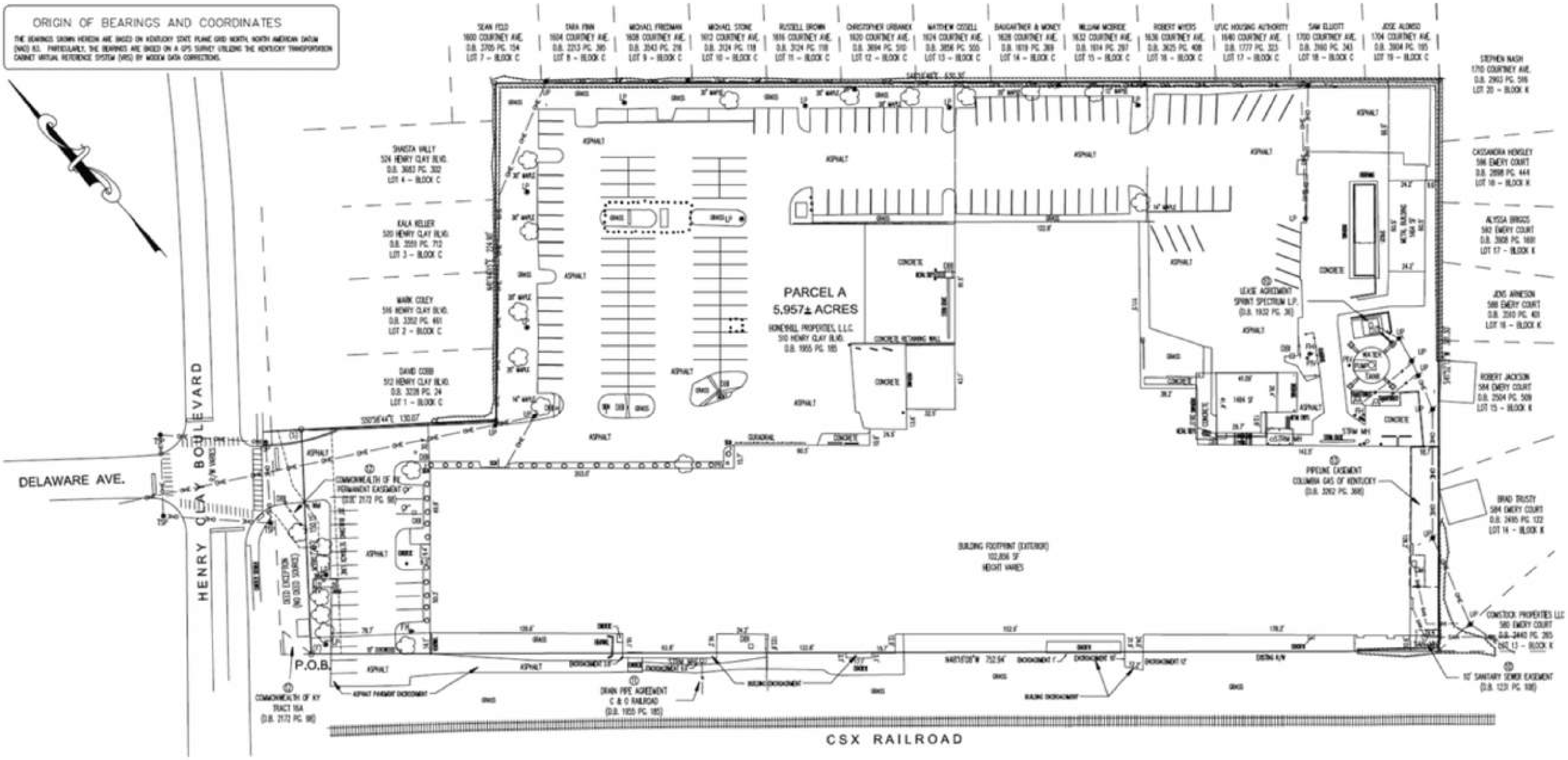
I-1
ZONING

FLOOR PLAN

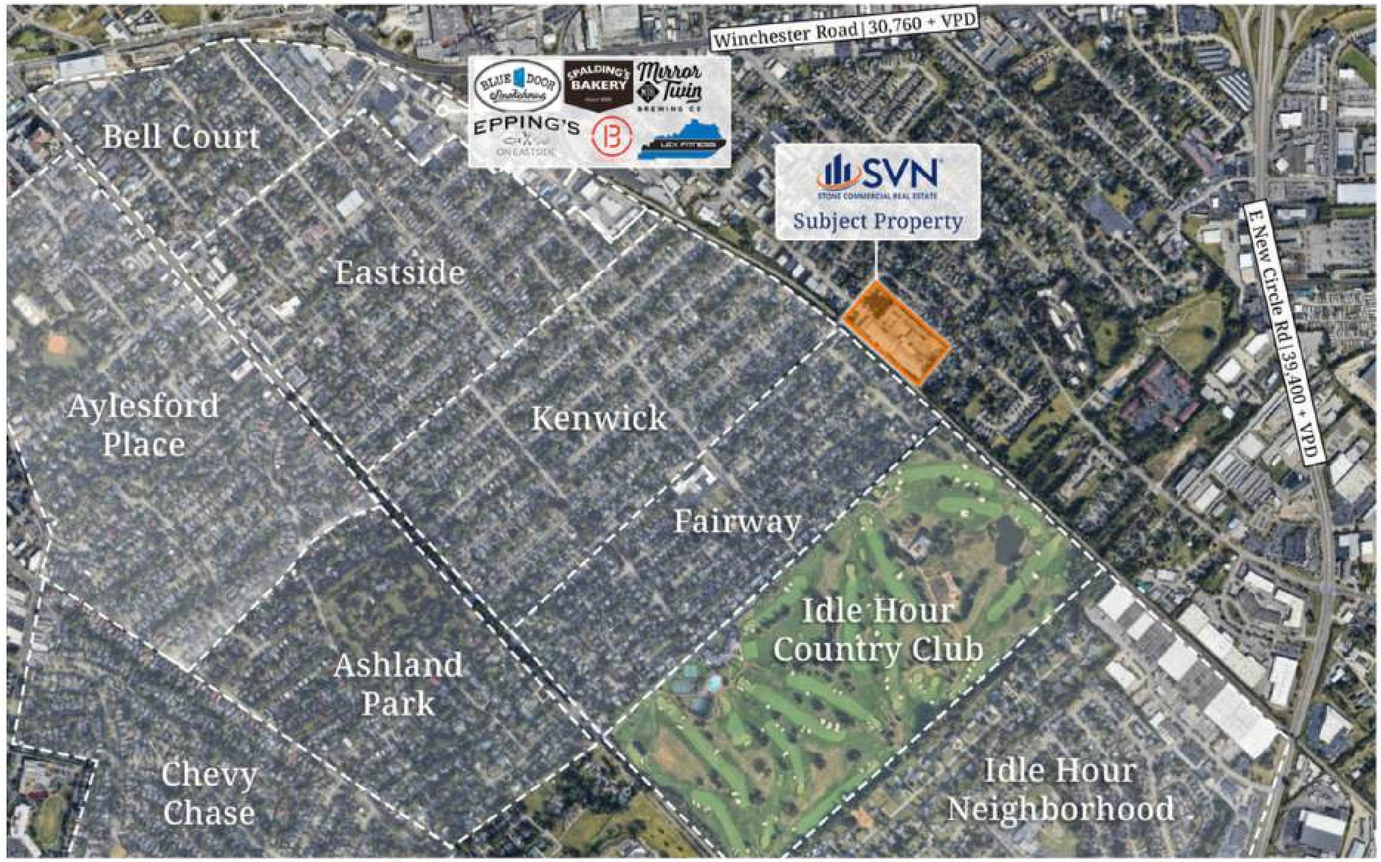


11
A-2.0
10
A-2.0
12
A-2.0
9
A-2.0
STRIP CURTAIN
FIREDOOR
FIREDOOR
OHD
PLYWOOD
PLYWOOD

SITE PLAN


ORIGIN OF BEARINGS AND COORDINATES
PARCEL A
5.957± ACRES
DELAWARE AVE.
HENRY CLAY BOULEVARD
P.O.B.
CSX RAILROAD

DEMOGRAPHIC INFORMATION



POPULATION	1 MILE	3 MILES	5 MILE
TOTAL POPULATION	9,515	103,626	225,307
AVERGAE AGE	38.1	33.7	33.6
AVERAGE AGE (MALE)	37.9	32.9	32.7
AVERAGE AGE (FEMALE)	38.9	34.8	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILE
TOTAL HOUSEHOLDS	4,469	45,033	99,339
# OF PERSON PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	$56,473	$57,961	$56,960
AVERAGE HOUSE VALUE	$170,709	$238,784	$215,070

ADVISOR BIO

JOHN BUNCH, SIOR

Senior Advisor

John.bunch@svn.com
Office: **859.306.0602** | Cell: **859.433.8911**

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

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

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners
Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

SVN | Stone Commercial Real Estate
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DISCLAIMER

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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.