



For Sale: 6,800 SF Office / Industrial Building



1708 Jaggie Fox Way

LEXINGTON, KY 40511

PRESENTED BY:

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PROPERTY SUMMARY

6,800 SF INDUSTRIAL OFFICE FOR SALE

1708 JAGGIE FOX WAY
LEXINGTON, KY 40511

OFFERING SUMMARY

SALE PRICE:	\$975,000
BUILDING SIZE:	6,800 SF
LOT SIZE:	1 Acre
PRICE / SF:	\$143.38



PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present for sale a hard-to-find stand alone office building in Lexington, Ky. 1708 Jaggie Fox Way contains a total of -6,800 SF on a spacious 0.99 acre corner lot with ample parking. The visibility at the corner of Maggard Drive and Jaggie Fox is tremendous, with large monument signage available out front. The main level is -5,034 SF of well appointed office space that has two front entrances and a side entrance. There is a large foyer, 11 private offices, 2 conference rooms, and 6 semi-private offices. The main level has 4 private restrooms, a kitchenette, and bonus storage. There is a large open space that could be utilized for cubicles, trainings, or presentations for a large group. The lower level consists of -1,764 SF and includes its own private entrance in to the building, along with a roll up door that is convenient for accepting deliveries. The lower level is best utilized for storage or smaller warehouse uses and does have natural light.

The property is currently partially occupied. See agent for details on the existing tenant in place. An ALTA survey and construction plans are available upon request. Contact Harrison Lane at (859-537-1051) or Harrison.Lane@svn.com for more information and to see the property in person.

PROPERTY HIGHLIGHTS

- Rare stand alone office building in Lexington
- ~6,800 total SF (5,036 SF on main level)
- 0.99 AC lot with abundant parking
- Pristine interior condition
- Rental income in place



**EXCEPTIONAL
CONDITION**



**CONFERENCE
SPACES**



**PRIVATE AND
COLLABORATIVE
OFFICES**

AERIAL



Citation Blvd | 15,542 VPD

Georgetown Rd | 28,335

Jaggie Fox Way

SVN
STONE COMMERCIAL REAL ESTATE
Subject
Property



INTERIOR PHOTOS



EXTERIOR PHOTOS





HARRISON LANE

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PROFESSIONAL BACKGROUND

A Lexington native and Transylvania University alum, Harrison Lane brings a diverse and dynamic background to his dual roles as a commercial real estate advisor and business broker. Since joining SVN Stone Commercial Real Estate in May 2021, Harrison has developed a reputation for guiding clients across all property types—including multifamily, retail, industrial, office, land, and flex assets. His ability to provide seamless sales and leasing services throughout Central Kentucky makes him a versatile, one-stop resource for owners, investors, and end-users alike.

In addition to CRE, Harrison serves as a trusted business broker in Central Kentucky with Bluegrass Business Advisors, helping clients navigate sales, acquisitions, valuations, and confidential marketing. He's skilled at matching buyers and sellers, managing negotiations, and orchestrating a blend of real estate and small business transactions. Harrison is a member of the International Business Broker's Association (IBBA). Whether transitioning a business to new ownership or exploring investment opportunities, he delivers personalized guidance with integrity, discretion, and strategic vision. When Harrison is not chasing his little boy around or closing deals... he enjoys playing golf, supporting Transylvania and UK athletics, and serving through local ministries.

SVN | Stone Commercial Real Estate

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