STONE COMMERCIAL REAL ESTATE

15,216 SF Industrial Facility For Sale

700 E. Loudon Ave

LEXINGTON, KY 40505

PRESENTED BY:

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PROPERTY SUMMARY

15,216 SF INDUSTRIAL FACILITY FOR SALE

700 E LOUDON AVE
LEXINGTON, KY 40505

OFFERING SUMMARY	
SALE PRICE:	$1,978,080
BUILDING SIZE:	15,216 SF
LOT SIZE:	1.582 Acres
PRICE / SF:	$130.00

PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to bring to market for sale 700 E. Loudon Ave, a 15,216 SF industrial facility in Lexington, KY. The property sits on 1.582 acres of I-1 zoned land in the heart of Lexington, with great access to major thoroughfares such as Winchester Road and New Circle Road.

The office portion offers professional, well-maintained space featuring 15+ private offices, multiple conference and meeting spaces, a kitchen/break room, a lobby/reception area, and additional storage rooms. Multiple access points from the offices to the warehouse provides great workflow throughout the building.

The warehouse is comprised of two clear span sections all fully climate controlled — a rare feature in Lexington — with a grade-level drive-in door, a dock-height door, compressed air drops, 16' clear height at the peaks, and 3-phase heavy power. A basement area adds further storage and work space with exterior access and is not included in the building's total square footage. The expansive lot is partially fenced and gated, providing security for sensitive materials or equipment storage.

With its blend of finished office space and functional warehouse, this property is well-suited for a variety of users, including trade-oriented businesses, engineering firms, and sales/distribution outfits.

For more information or to schedule a tour, please reach out to Gabe Measner at gabe.measner@svn.com or call 859-630-7106.

PROPERTY HIGHLIGHTS

- 15,216 SF | 1.58 Acres
- Partially fenced with security gate
- Office Space: 15+ private offices, multiple conference rooms & kitchen
- Warehouse: 1 grade-level drive-in door & 1 dock-height door
- Fully climate controlled, clear-span warehouse
- Three-phase heavy power & compressed air drops

ADDITIONAL BASEMENT STORAGE

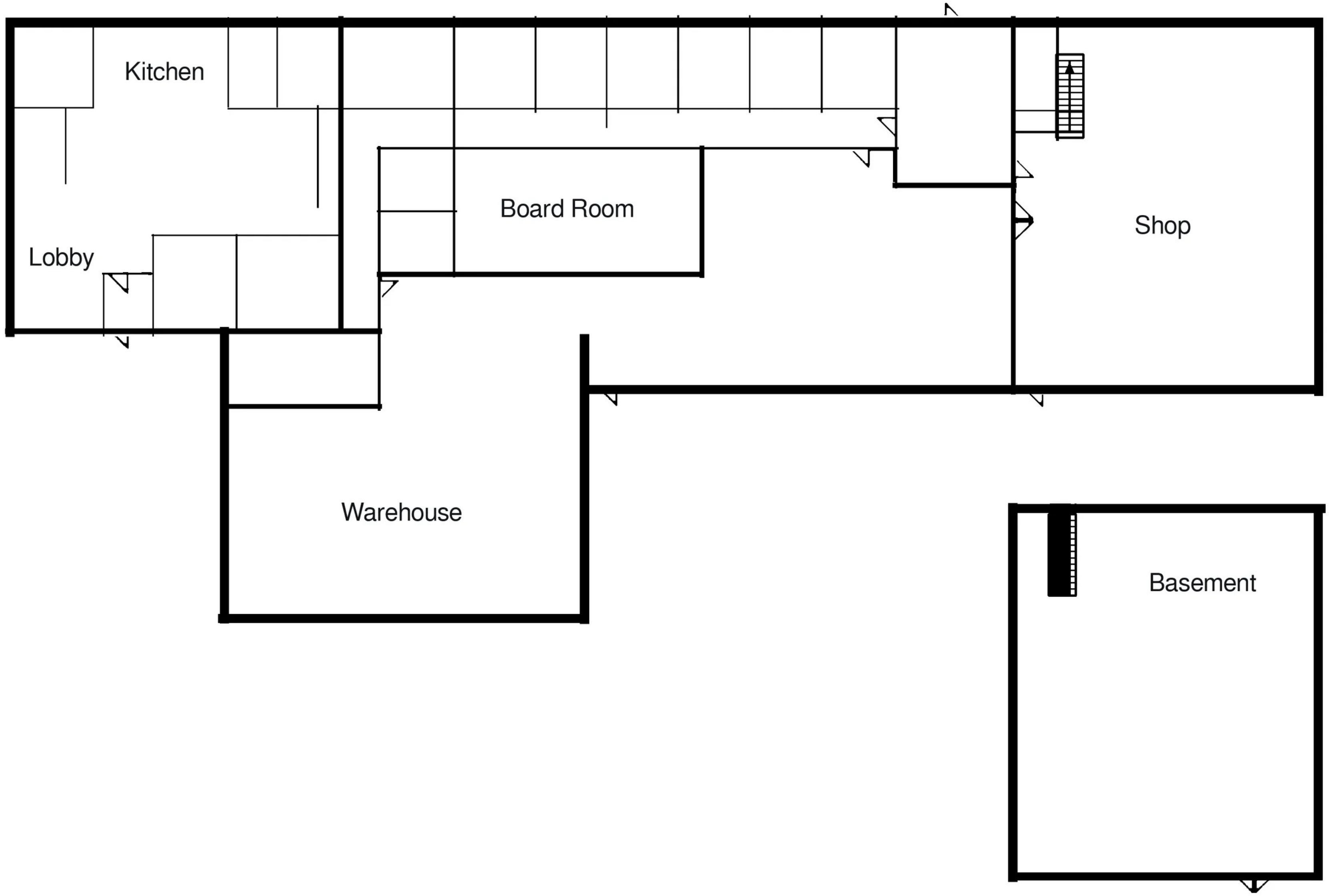
MOVE-IN READY OFFICE SPACE

FENCED-IN YARD

AERIAL

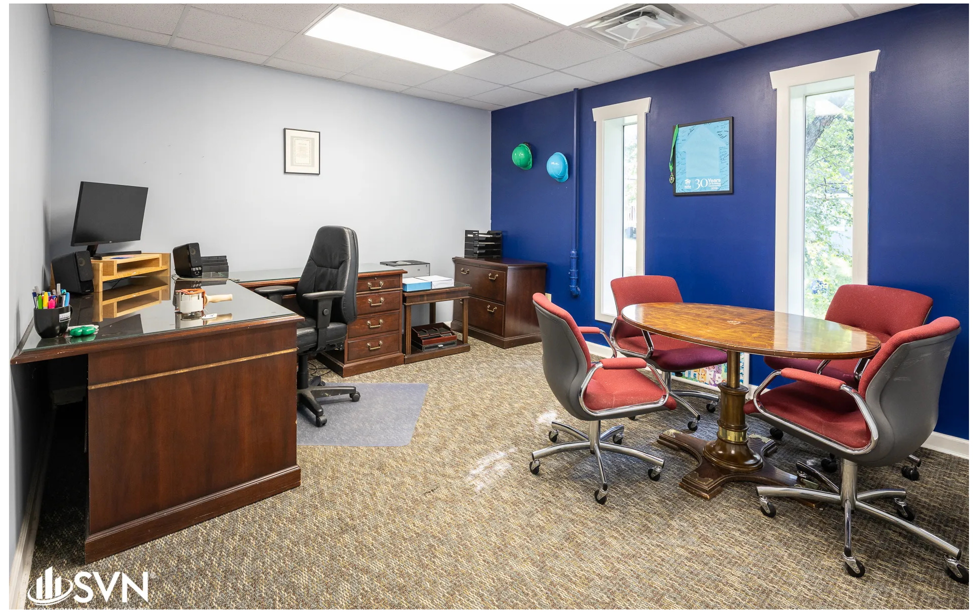

LEXINGTON
For marketing purposes only, exact locations not warranted
SINCE 1994
ECONOMY
GLASS SERVICES
KINGS
AUTO BODY SHOP
LEX CENTER FOR CREATIVE REUSE
Stones & Granite of Lexington
SVN
STONE COMMERCIAL REAL ESTATE
Subject Property
Roberts
Heavy Duty Towing & Recovery
Joe's
MINI FOOD MART
700 E Loudon Ave. | VPD 9,200+
SVN
STONE COMMERCIAL REAL ESTATE

FLOOR PLAN



PROPERTY OVERVIEW

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

GABE MEASNER

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Cell: **859.630.7106**

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.