

FLEX / INDUSTRIAL FOR LEASE



182 Turner Commons Way - Suite 130

Lexington, KY 40508



Amy Mellinger

C: 859.619.5369

Amy@BALRealEstate.com



BLOCK+LOT

PROPERTY DESCRIPTION

Block and Lot is pleased to present a newly renovated flex/industrial facility in the premier, mixed-use development, The Commons. Ideally situated less than 5 miles from I-75/I-64, this property provides unparalleled accessibility to Lexington's major transportation arteries.

Under a mile from New Circle Road and only blocks from downtown, the location offers exceptional convenience to area retail and Lexington's Central Business District.



BLOCK+LOT

BALREALESTATE.COM

PROPERTY HIGHLIGHTS

AVAILABLE SF: **6,430**

LEASE RATE: **\$10.50 NNN**

- AVAILABLE NOW
- Customizable Flex / Industrial Space
- 13' - 28' ceiling heights
- Prime location in The Commons, a premier mixed-use development
- Walking trails and abundant green space
- Security patrol with surveillance cameras
- Convenient surface parking with LED lighting
- Close proximity to retail and Lexington's Central Business District
- Easy access to I-75, I-64, and New Circle Road



BLOCK+LOT

BALREALESTATE.COM

KEY FEATURES

YEAR BUILT: **1959, Renovated: 2023**

LIGHTING: **LED**

CLEAR HEIGHT: **13' - 28'**

COLUMN SPACING: **15' x 17'**

ZONING: **I-1 (Light Industrial)**

SPRINKLER SYSTEM: **Dry**

HEATING: **Gas**

ROOF TYPE: **New Metal**

FLOOR TYPE: **Concrete Slab**

POWER: **200 AMP**

DRIVE-IN DOORS: **1**

INSULATION: **Fully Insulated**



BLOCK+LOT

BALREALESTATE.COM

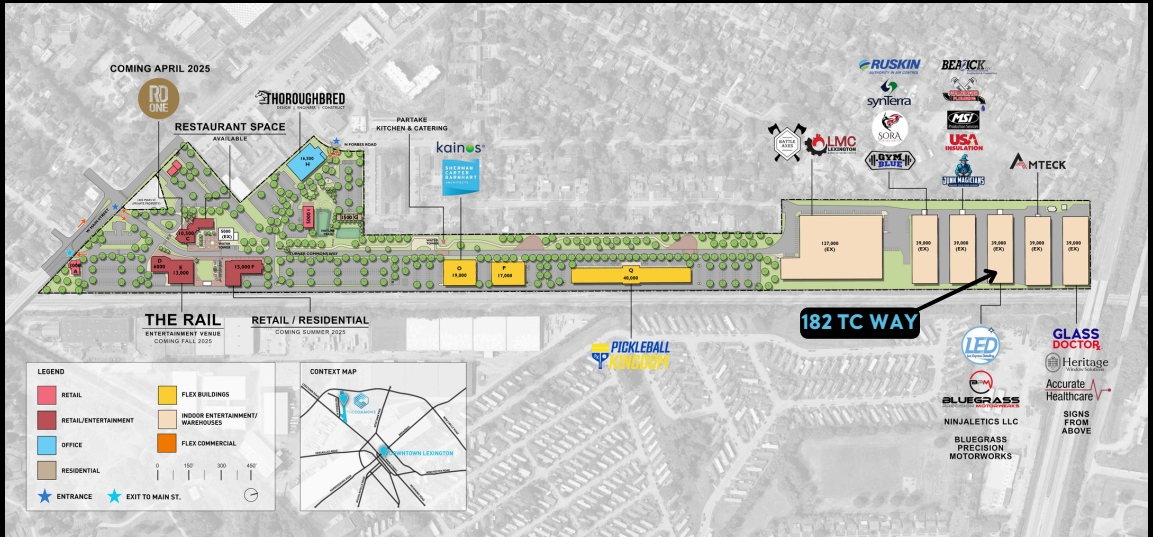
LOCATION AERIAL



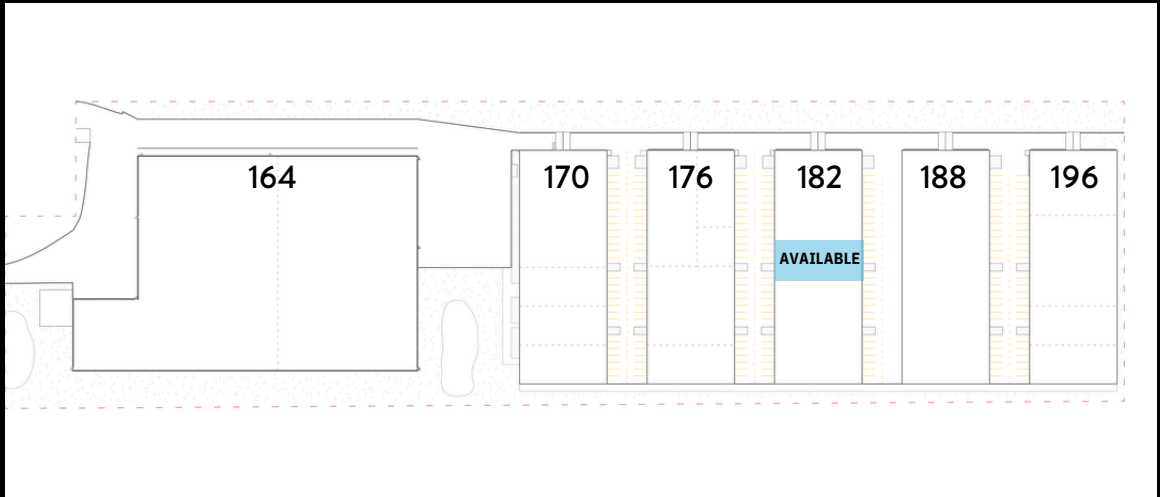
THE COMMONS RENDERING



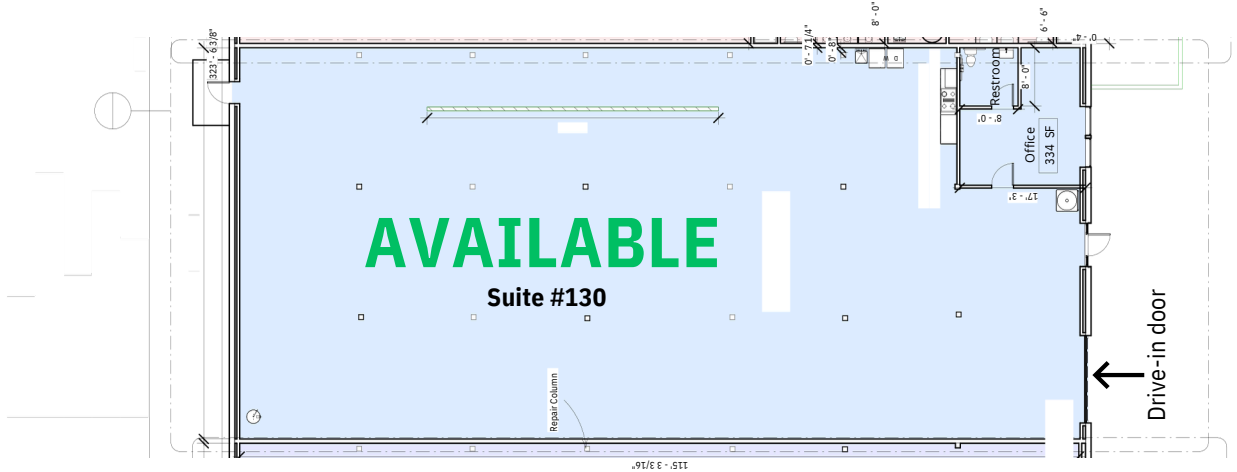
THE COMMONS MASTER PLAN



SITE PLAN



Suite #130
344 SF Office
6,086 SF Warehouse
6,430 SF TOTAL



PHOTOS



BLOCK+LOT

BALREALESTATE.COM