

100 Industrial Drive

Richmond, KY 40475



For Sale - \$575,000 or \$36.62/SF
For Lease - \$3.75/SF + NNN
15,703 SF

Building Size: 15,703 SF
Lot Size: 3.42 Acres
Property Type: Manufacturing/Warehouse
Zoning: UC-7
Year Built: 1978

Location

Property is located just 0.4 miles off I-75, exit 90B in Richmond, KY. Richmond, KY is a strong secondary market to Lexington on the I-75 corridor. The property is less than 25 miles south of Lexington.

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Property Description

15,703 SF free standing block building on 3.42 acres, built in 1978 and expanded in 1995, +/- 1,000 SF of office space, 17' clear height/21' clear height to deck, clear span, fluorescent lighting, 3 P 825 AMP service in four panels, two 8 x 8 dock doors, three 12 x 14 drive-in doors, majority of the warehouse is temperature controlled, mezzanine for additional storage not included in the square footage.

Property Highlights

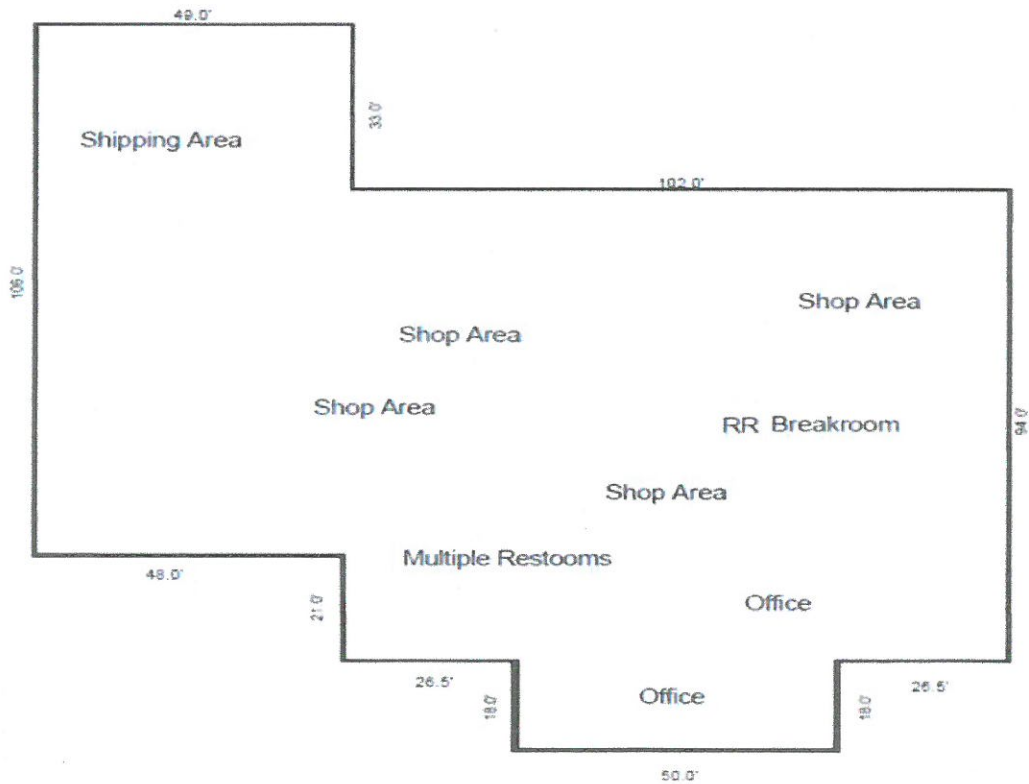
- Strong secondary market to Lexington-25 miles south
- Great I-75 access-0.4 miles from interchange
- Heavy power
- Docks and drive-in doors
- Additional land to potentially accommodate outside storage
- Rare free-standing building in a highly stabilized central KY industrial market



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Photos and Floor Plan



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