

# FOR SUBLEASE

FREE-STANDING FLEX/INDUSTRIAL



## 1075 LEBANON RD.

DANVILLE, KY 40422



**WOODS ROUSE**  
859.967.7299

[woods@balrealestate.com](mailto:woods@balrealestate.com)



# 01: EXECUTIVE SUMMARY

1075 LEBANON RD.



## PROPERTY DESCRIPTION

1075 Lebanon Road is an approximately 3,350 SF flex/industrial facility situated on a 0.92-acre lot, zoned Highway Business. The property includes an approximately 3,000 SF warehouse, which features five drive-in doors (three 12' x 10.5' and two 12' x 12.5'), one 7' x 8' loading dock, fluorescent lighting, and 13.5' clear height.

The warehouse also includes a 350 SF control room. The property offers a large gravel lot for parking and building signage available to tenants, along with a 350 SF connected office with a separate entrance for administrative needs.

### Property Highlights:

- 5 Drive-In Doors, 1 Loading Dock
- Building Signage Available
- Large Gravel Lot for Parking



**3,350 SF**



**\$7.50 PSF+**  
**MODIFIED GROSS**



**ZONED**  
**HIGHWAY**  
**BUSINESS**

# 02: PROPERTY OVERVIEW

## PROPERTY SPECIFICATIONS 1075 LEBANON RD.



<b>Address</b>	1075 Lebanon Road, Danville, KY 40422
<b>Total Square Feet</b>	3,350 SF
<b>Available Square Feet</b>	3,350 SF
<b>Office Square Feet</b>	350 SF
<b>Site Size</b>	0.92 AC
<b>Lease Rate/Type</b>	\$7.50 PSF + Modified Gross
<b>Construction</b>	Block/Brick
<b>Lighting</b>	Fluorescent
<b>Skylights</b>	Warehouse windows providing natural light
<b>Clear Height</b>	13.5'
<b>Drive-in Doors</b>	Three, 12' x 10.5' Two, 12' x 12.5'
<b>Loading Docks</b>	One, 7' x 8'
<b>Zoning</b>	Highway Business
<b>Car Parking</b>	Large gravel lot
<b>HVAC Warehouse</b>	Suspended gas heat Building

# 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS  
1075 LEBANON RD.



# 03: LOCATION INSIGHTS

1075 LEBANON RD.



## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 4,477  
3 MILE: 17,683  
5 MILE: 24,904



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$50,663  
3 MILE: \$58,751  
5 MILE: \$62,419



### NUMBER OF HOUSEHOLDS

1 MILE: 1,512  
3 MILE: 7,185  
5 MILE: 10,063



