

FLEX / INDUSTRIAL FOR LEASE



196 Turner Commons Way - Suite 140

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.



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PROPERTY HIGHLIGHTS

AVAILABLE SF: **6,068**

LEASE RATE: **\$7.50 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



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KEY FEATURES

Ready-to-Transform "Cold Shell" Flex Space

YEAR BUILT: **1959**, Renovated: **2024**

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**

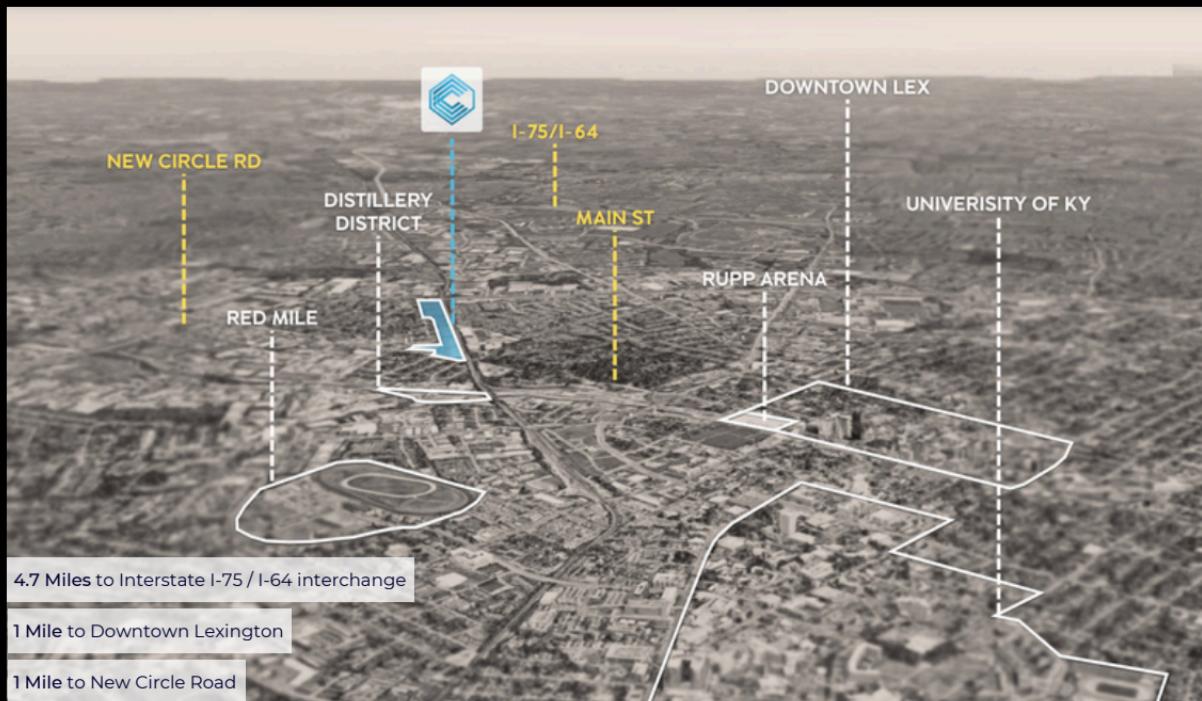
POWER: **60+ AMP**

DRIVE-IN DOORS: **1**

INSULATION: **Fully Insulated**



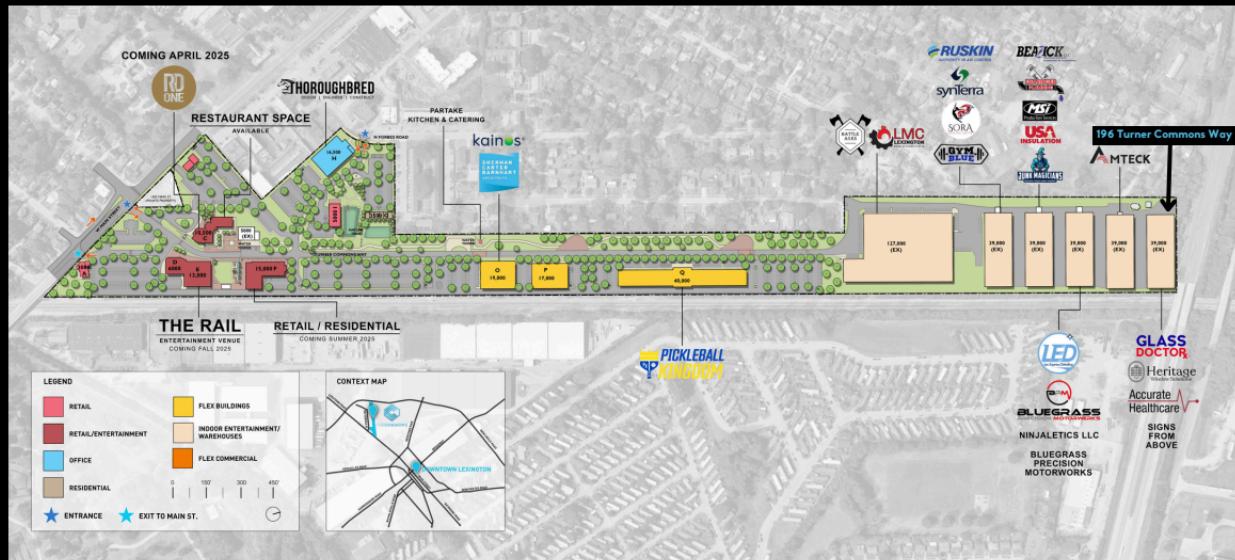
LOCATION AERIAL



THE COMMONS RENDERING



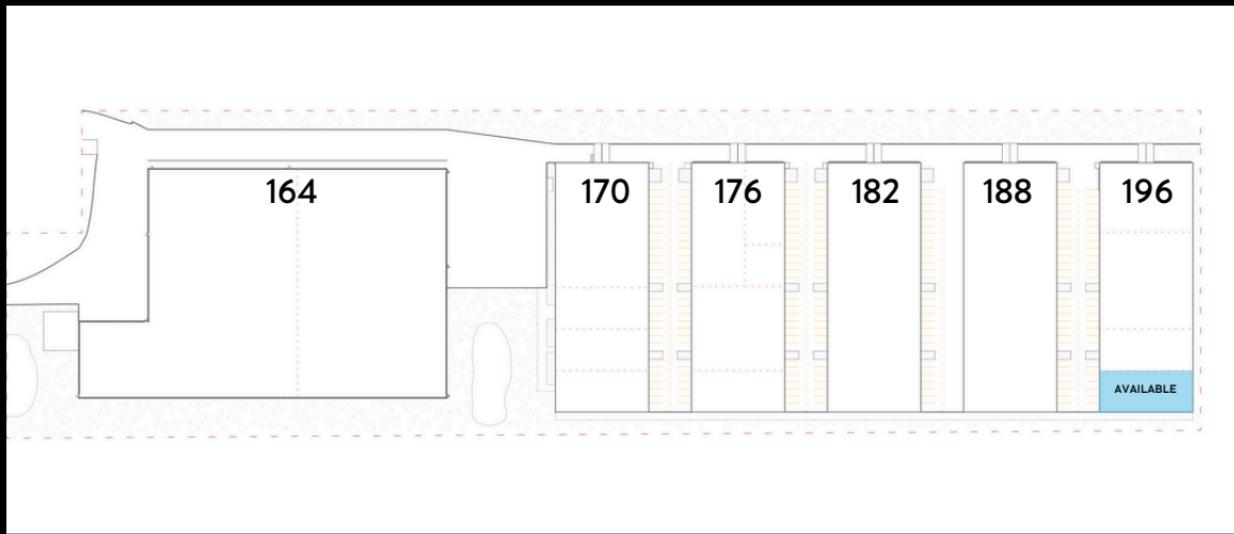
THE COMMONS MASTER PLAN



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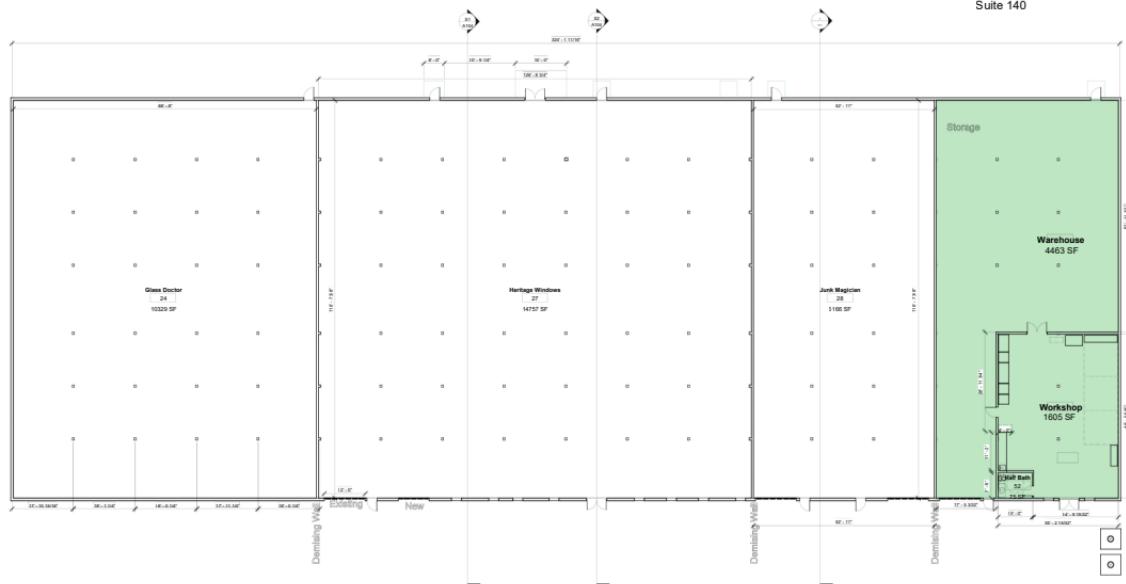
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FLOOR PLAN



PROPERTY FLOOR PLAN





Level 1

Add header on all door openings

General Notes

Key Name **Comments**

1. Verify all building dimensions on-site.
2. All exterior walls shall extend full height to a brick header.
3. All work should reflect the local Building Code, including the use of firestop materials.
4. Five (5) photographs shall be provided.
5. All interior metal studs shall be 16-inches.
6. Transparency and lighting shall be present throughout the interior of the building.
7. Electrical wiring shall meet the 2014 requirements of the National Electrical Code.
8. All gas piping shall be in accordance with the applicable amount of fuel supplies for intended use.
9. The designer of these plans shall be responsible for the inspection of the building, therefore it is the responsibility of the designer to update applicable code requirements.
10. MHC Systems should be in the latest version of the software.
11. Drawings are shown from front to back.

Turner Property
Suite 140

TURNER
PROPERTY

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No	Description	Date
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196 Turner
Commons Way

Project Number 02
Date 07.26.22
Drawn By Brandon Sarrett
Checked By Otis Cveticanin

A100
Scale 1" = 10'-0"

A100

1" = 1

PHOTOS



PHOTOS



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