

FLEX / INDUSTRIAL FOR LEASE



196 Turner Commons Way - Suite 140
Lexington, KY 40508



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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**



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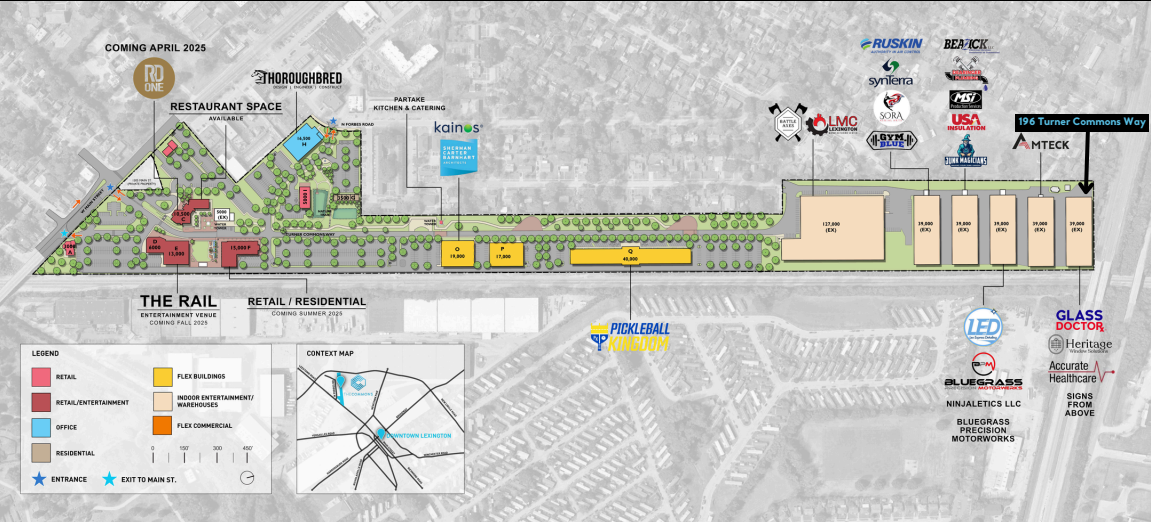
LOCATION AERIAL



THE COMMONS RENDERING



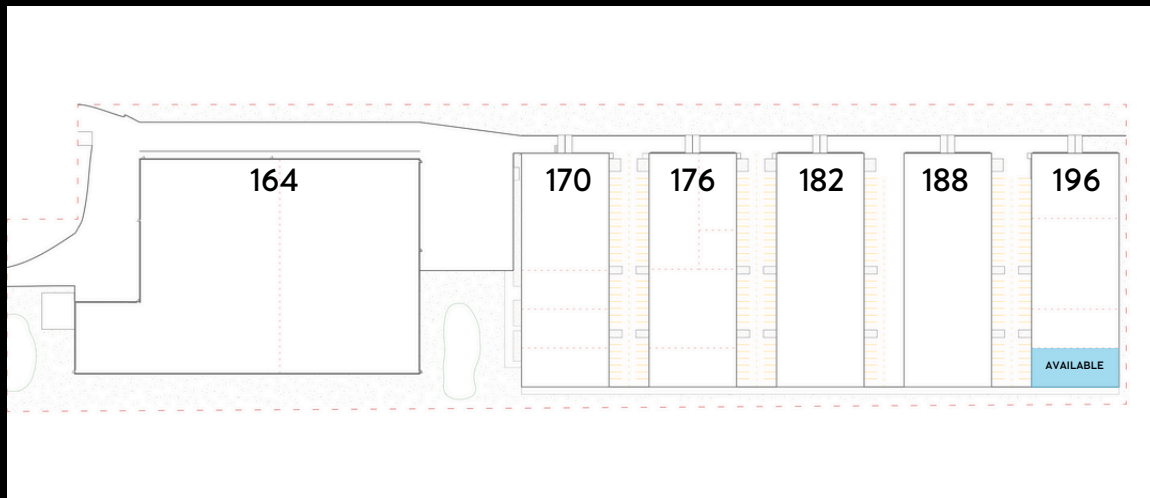
THE COMMONS MASTER PLAN



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FLOOR PLAN



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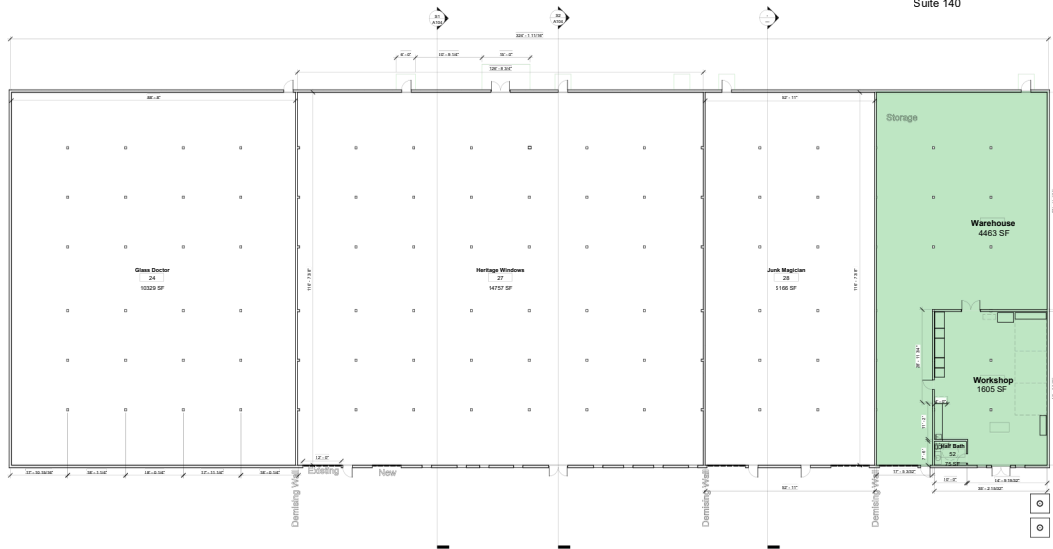
PROPERTY FLOOR PLAN



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- | Key Name | Comments |
|----------|---|
| 1. | Verify all existing Dimensions on site. |
| 2. | All existing windows shall remain full height to serve as a visual link. |
| 3. | All work should reflect the local Kennedy Building Code and American with Disabilities Act. |
| 4. | Fire Extinguishers shall be provided. |
| 5. | All interior metal chairs are to be painted "10" spot or 11. |
| 6. | Emergency and exit lighting shall be provided in accordance with all national local codes. |
| 7. | Electrical wiring must meet the latest requirements of the National Electrical Code. |
| 8. | Lighting fixtures shall provide the appropriate amount of foot candles for intended use. |
| 9. | The design of these plans will not be performing requirements on this project. Therefore it is the responsibility of the building owner to uphold the latest code requirements. |
| 10. | WPC Systems shall conform to the latest building codes and Raze Building Standards. |
| 11. | Dimensions are shown from South to North. |



① Level 1
1" = 10'-0"

Add header on all door openings



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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"

07/20/22 11:25 AM

PHOTOS



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