



# 9,211 SF Industrial Building With Yard For Lease



**2663 Evergreen Road**

**FRANKFORT, KY 40601**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### 9,211 SF INDUSTRIAL BUILDING WITH YARD FOR LEASE

2663 EVERGREEN RD  
FRANKFORT, KY 40601

#### OFFERING SUMMARY

**LEASE RATE:** \$9,650 per month (Gross)

**AVAILABLE SF:** 9,211 SF



## PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present for lease 2663 Evergreen Road, a 9,211 SF freestanding industrial building situated on  $\pm 1$  acre of fully fenced yard space in Frankfort, Kentucky.

The building features 7,695 SF of open warehouse space with 16-foot clear-height ceilings, two grade-level drive-in doors, and 3-phase power — providing the infrastructure to accommodate a wide range of industrial, distribution, and contractor uses. The remaining 1,516 SF is comprised of improved office space, offering functional administrative support directly connected to the warehouse floor.

The fully fenced yard provides secure outdoor storage with immediate availability, and additional yard space is available if a tenant's operations require expanded acreage. The lot layout is ideal for the storage of equipment and/or materials. The property sits less than one mile from US-127, offering convenient access to Frankfort's primary commercial corridor and easy connectivity throughout Central Kentucky.

This is an ideal opportunity for tenants seeking an industrial facility with yard — a configuration rarely available in the Frankfort submarket.

## PROPERTY HIGHLIGHTS

- **\$9,650 / month (gross)**
- **9,211 SF**
- **+/- 1 acre of secure yard**
- **3 phase power**
- **2 grade-level drive ins**



**ONE MILE TO US-127**



**WELL-LIT WITH 16 FT  
CLEAR HEIGHT**



**OFFICE SPACES**

AERIAL



Subject  
Property



US-127  
One Mile East

Evergreen Rd

For marketing purposes only;  
exact locations not warranted

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS





**JOHN BUNCH, SIOR**

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Cell: **859.433.8911**

## PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial Real Estate division.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

## EDUCATION

Bachelors (Business) - University of Kentucky

## MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

**SVN | Stone Commercial Real Estate**

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## GABE MEASNER

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### PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than \$20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at [Gabe.Measner@svn.com](mailto:Gabe.Measner@svn.com).

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.