

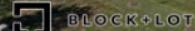
# FOR LEASE

INDUSTRIAL SPACE



**93 INDUSTRY DR.**

VERSAILLES, KY 40383



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# 01: EXECUTIVE SUMMARY

**Address**

93 Industry Drive, Versailles, KY 40383

**Year Built/Renovated**

1969/2013

**Total Square Feet**

247,254 SF

**Available Square Feet**

85,654 SF (Subdivision Considered)

**Office Square Feet**

2,300 SF approximate

**Site Size**

23.5 Acres

**Lease Rate/Type**

\$6.25-\$6.75 PSF + NNN (Est. \$0.81/SF)

**Utilities**

Columbia Gas, KU electric, & Versailles Municipal Water (Separately Metered for full 85,654 SF)

**Construction**

Fluted Concrete

**Lighting**

T-5/LED/Skylights

**Clear Height**

17'6" clear, 22'11" to decking

**Roof Type/Age**

EPDM/ 2013

**Column Spacing**

40'x40'

**Floor Type/Thickness**

Concrete, 8"

**Pneumatic Airlines/ Compressors**

Airlines in place

**Power**

Heavy 3 Phase Power

**Dock Doors**

7 docks, 1 manual leveler, 6 automatic levelers with locks

**Drive-In Doors**

2 Drive-in Doors (12' x 14' and 10' x 11')

**Sprinkler System**

Wet

**Zoning**

I-2 (Heavy Industrial)

**Parking**

282 Car Spaces with Trailer Parking Available

**Signage**

Available

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# 01: EXECUTIVE SUMMARY

93 INDUSTRY DRIVE



## HVAC Warehouse

## HVAC Office

## Planned/Recent Improvements

## Amenities/Incentives

Suspended gas heat and radiant heat

Temperature Controlled

Planned renovations include updating the docks with new wraps, bumpers etc., a full industrial clean, LED lighting, and interior paint

Ruggles has a large training room, and conference room they are willing to share on a periodic basis with building tenants, and additional outdoor storage could be available.

## Location Description:

93 Industry Drive is conveniently located off of the Versailles Bypass, US 60, in Versailles, KY. The property is located in a large industrial sector of Versailles in the Ruggles Sign Building. The property is located near an abundance of professional/medical office and retail, offering great amenities for employees. Versailles is strategically located in Central Kentucky, being only 13 miles west of Lexington, 8 miles from the Bluegrass Airport, and 14 miles southeast of Frankfort, the capitol of Kentucky.

With an MSA over 645,000, Lexington is the second largest market in the Commonwealth of Kentucky. Central Kentucky provides a strategic location for businesses through access to a highly educated labor force, low startup and operational costs, below average cost of living and its location at the I-75/I-64 intersection providing a 24 hour or less drive to approximately 70% of the United States population.



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# O2: PROPERTY OVERVIEW

93 INDUSTRY DRIVE

## PROPERTY HIGHLIGHTS

## AVAILABILITY

85,654 SF (Subdivision Considered)

## INDUSTRIAL FEATURES

7 Docks, 2 Drive-In Doors, 17'6"- 22'11" Clear Height, 3-Phase Power, and planned improvements.

## LOCATION

Conveniently located off US 60 in Versailles in close proximity to I-64.

## PARKING

282 parking spaces and trailer parking available.

## AMENITIES

Ruggles has a large training room, and conference room they are willing to share on a periodic basis with building tenants, large outdoor storage area at the rear of the property could be made available.



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 BLOCK + LOT

# 02: PROPERTY OVERVIEW

RENOVATION EXAMPLES  
93 INDUSTRY DRIVE



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 BLOCK + LOT

# 03: LOCATION INSIGHTS



93 INDUSTRY DRIVE

## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 5,045  
3 MILE: 18,225  
5 MILE: 20,978



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$78,369  
3 MILE: \$91,178  
5 MILE: \$95,538



### NUMBER OF HOUSEHOLDS

1 MILE: 2,173  
3 MILE: 7,358  
5 MILE: 8,489



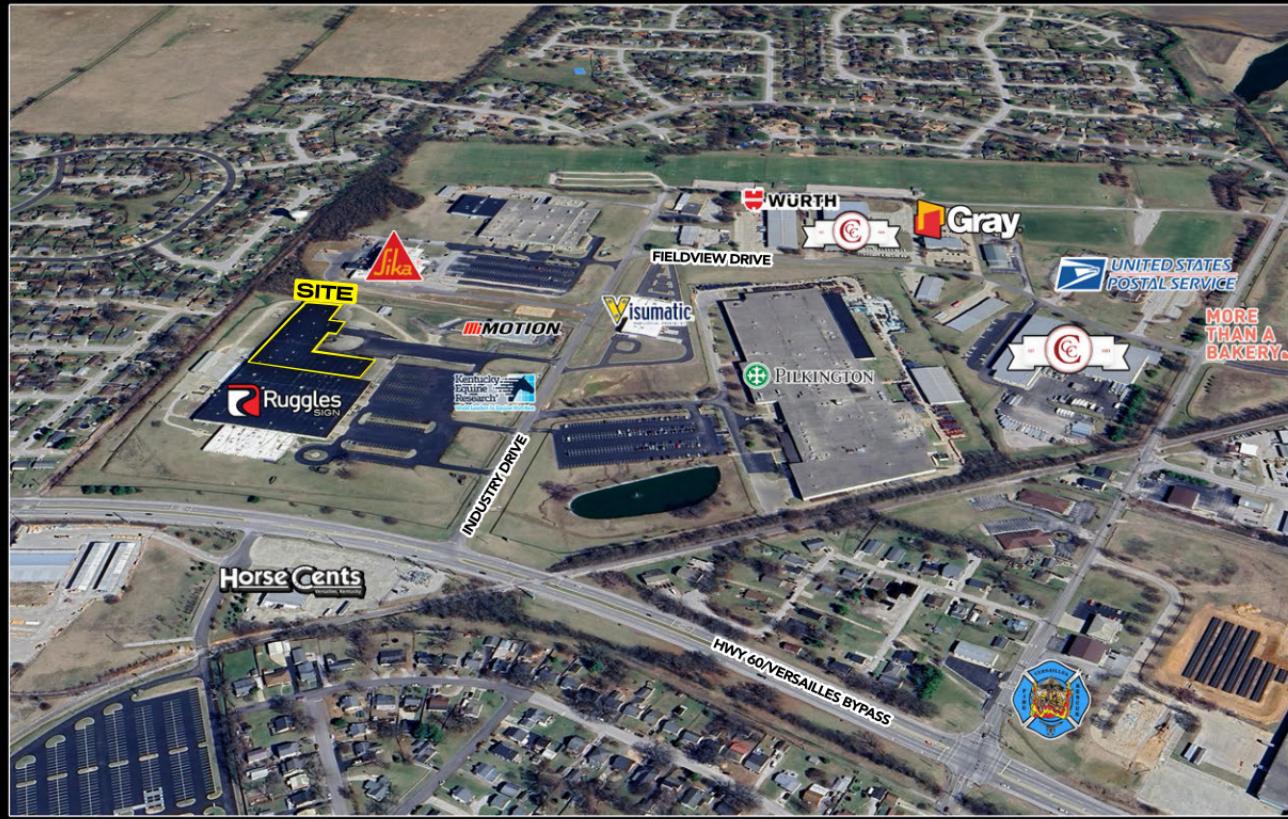
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 **BLOCK + LOT**

# 03: LOCATION INSIGHTS

INDUSTRIAL PARK  
93 INDUSTRIAL DRIVE



# 03: LOCATION INSIGHTS

INDUSTRIAL PARK  
93 INDUSTRIAL DRIVE

