

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

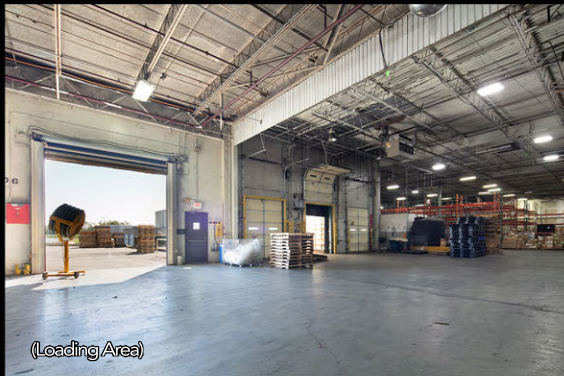
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01: EXECUTIVE SUMMARY

93 INDUSTRY DRIVE



(Loading Area)



(Vacant Warehouse)

HVAC Warehouse

HVAC Office

Planned/Recent

Improvements

Amenities/Incentives

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 capital 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.

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.

02: 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.



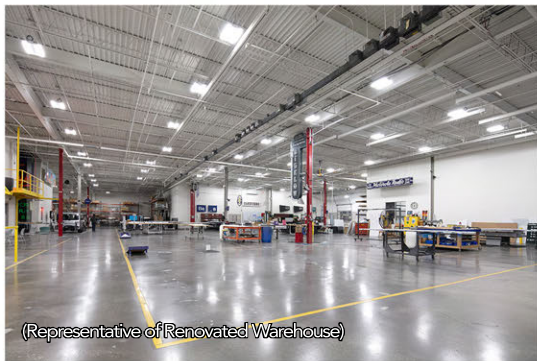
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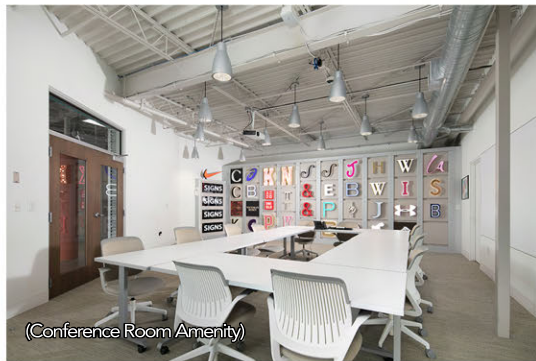
 BLOCK+LOT

02: PROPERTY OVERVIEW

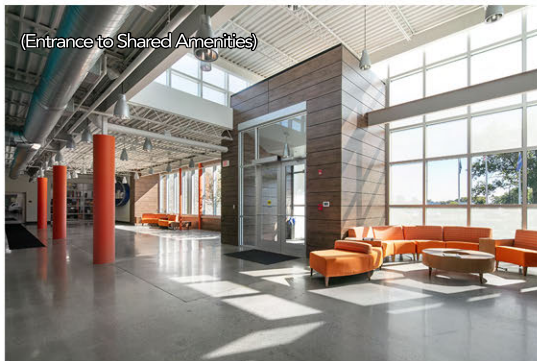
RENOVATION EXAMPLES
93 INDUSTRY DRIVE



(Representative of Renovated Warehouse)



(Conference Room Amenity)



(Entrance to Shared Amenities)



(Training Room Amenity)

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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



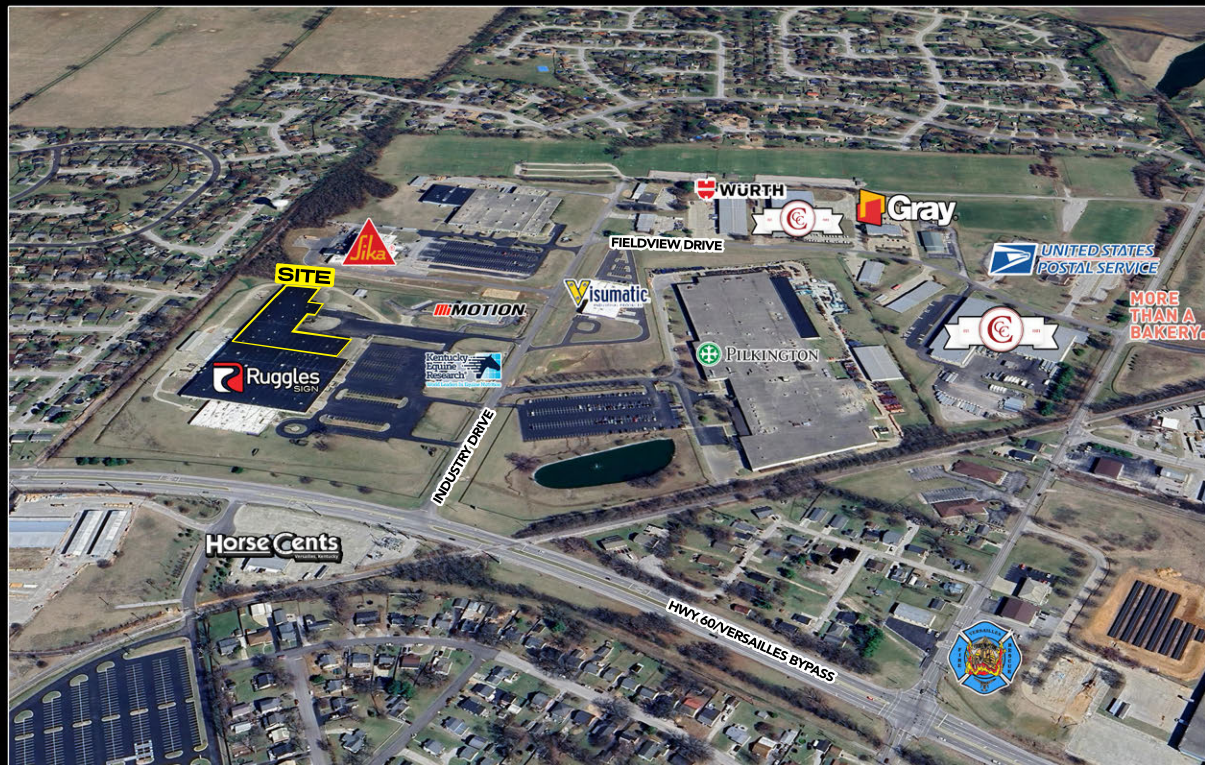
NUMBER OF HOUSEHOLDS

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



03: LOCATION INSIGHTS

INDUSTRIAL PARK
93 INDUSTRIAL DRIVE



03: LOCATION INSIGHTS

INDUSTRIAL PARK
93 INDUSTRIAL DRIVE

