



#### More Information:

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**\* NEW PRICE \***

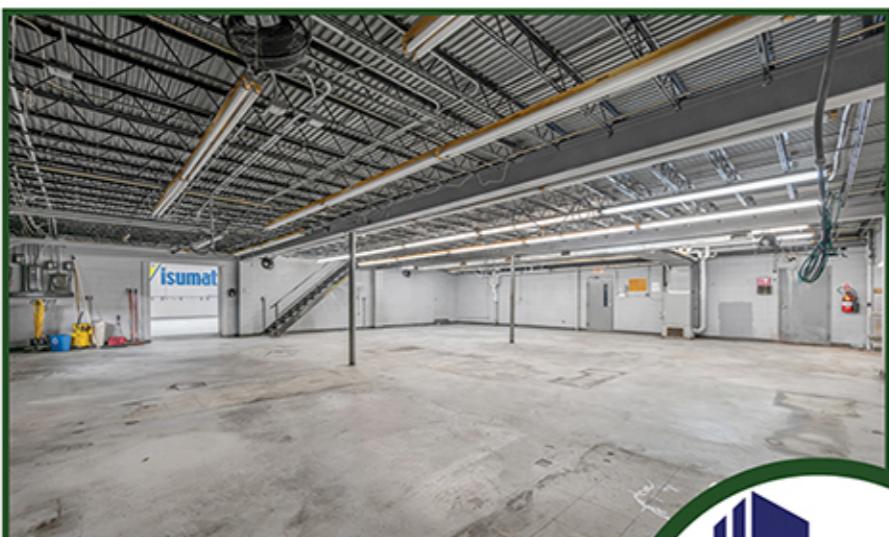


## PROPERTY FOR SALE OR LEASE

**852, 856 & 860 PORTER PLACE  
LEXINGTON, KY 40508**

### PROPERTY FEATURES:

- Property Type: Flex / Office Warehouse
- Located in Downtown Lexington, close to Rupp Arena and University of Kentucky
- Located on Porter Place, off Versailles Road & less than 3 miles from New Circle Road
- Building Class: Class C Commercial
- Building Size: +/- 19,200 SF
- Available Space: +/- 3,681 SF to +/- 19,200 SF
- Stories: 2
- Plus: Warehouse with +/- 16' ceilings
- For Sale: \$1,900,000.00
- Lease Terms negotiable
- Zoning: B-4
- Parking: 26 Private spaces with additional street parking and in rear of all three (3) buildings.



### ABOUT THIS PROPERTY:

This property contains 3 separate buildings totaling +/- 19,200 SF. The current floorplan layout allows for easy access through all three buildings with openings both upstairs and downstairs. These openings allow for internal communications and activity in adjacent buildings within both the office and warehouse areas. However, if a potential buyer would rather eliminate the ability to move freely throughout the three (3) properties the access could be eliminated very easily through sealing up openings or simple adding and/or locking doors. Buildings 852 and buildings 856 are each two (2) story floorplans basically consisting of windowed offices in the front and assembly/warehouse operations in the rear. The ceiling height of each floor within each of these two (2) buildings is approximately 8.5' to 9.0'. While building 860 consists of one (1) story throughout most of the building and has a warehouse area with a ceiling height of 16.0'; and a small office area above the front portion of the space.

### WHY CHOOSE THIS SPACE:

This property is conveniently located close to downtown Lexington, Rupp Arena, and University of Kentucky while also allowing for easy access to New Circle Road via Versailles Road. The property has 26 private parking spaces with additional parking in the rear of the property as well as street parking in the front of all three (3) of the buildings. The property can easily adapt to one business owner utilizing all three (3) buildings or provide the owner an opportunity to utilize one (1) or two (2) of the buildings and sublease the other buildings to assist in cash flow of the property. Last, due to the location and recent new construction on the street the upside of the property and development of the surrounding area certainly appears to be extremely positive.

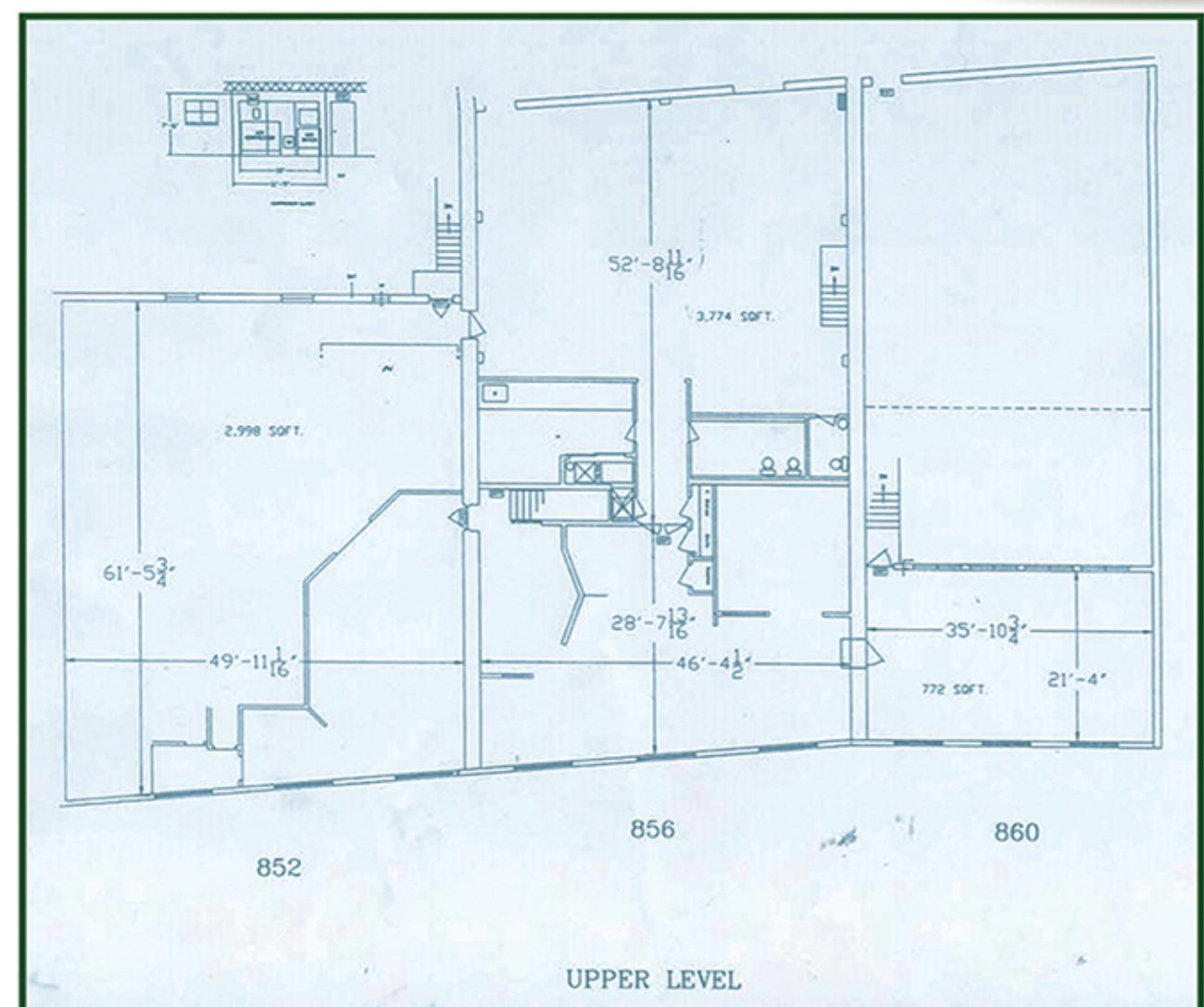


**COLEMAN GROUP**

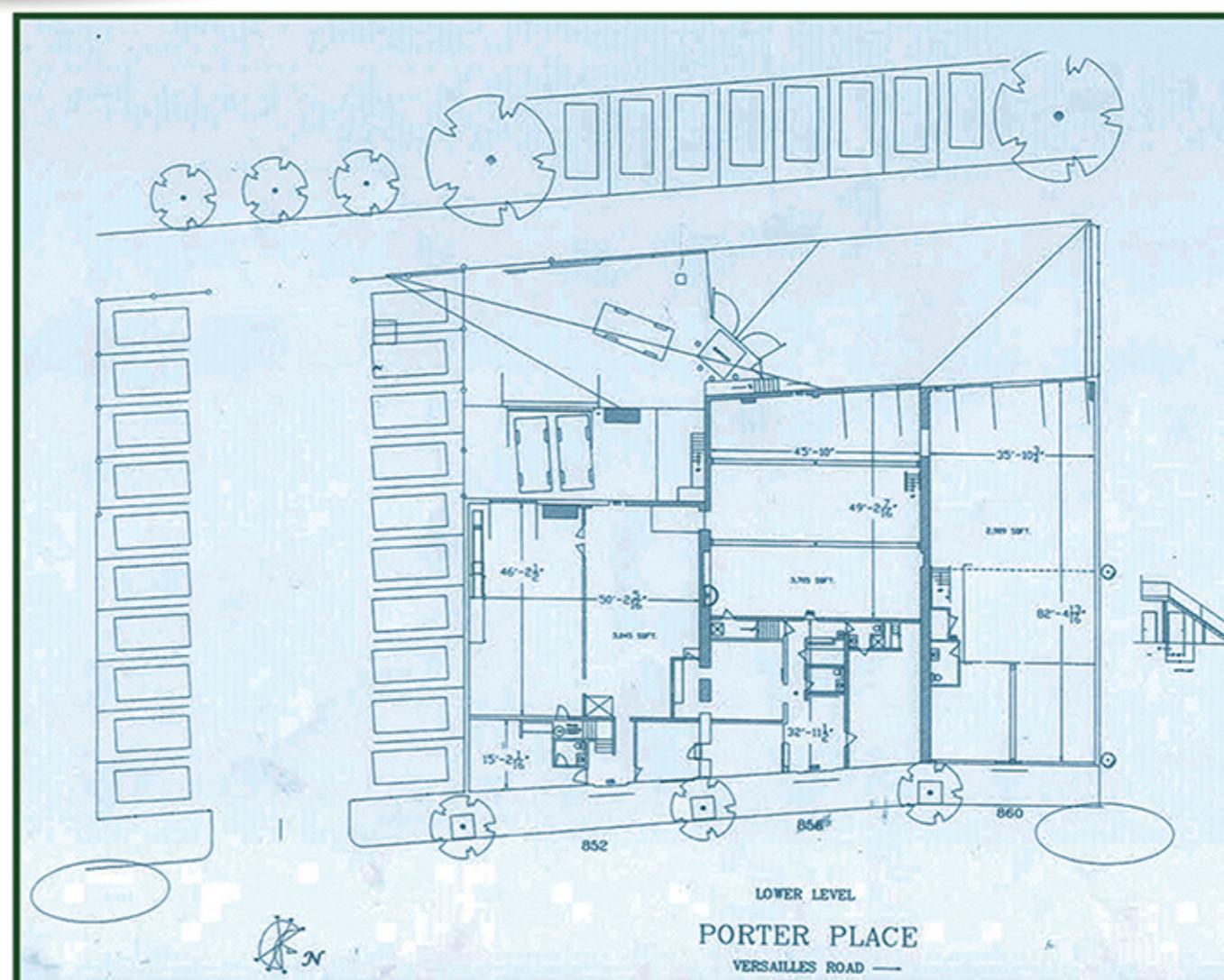
COMMERCIAL REAL ESTATE & PROPERTY MANAGEMENT



## FLOOR PLANS:



UPPER LEVEL



PORTER PLACE  
VERSAILLES ROAD

