

FOR LEASE



2008 MERCER ROAD Lexington, Kentucky 40511

R&D BUILDING

This building is a great choice for a single tenant or multiple users. First floor contains all hardwall offices with a reception area. Second floor contains a mix of hardwall offices and open floor plan. The lower level features a drive-in warehouse with 3,528 SF, a break room, a class/training room, a storage area, and a state-of-the-art data room.

Building Features

- Building signage available
- Just a few minutes to downtown Lexington, airport, I-64/75, and 2 blocks to New Circle Road.
- 800 amp service
- Near Amazon, UPS, Columbia Gas, & FedEx
- Zoning permits manufacturing
- Potential users- Call Center, Data processing, Engineering, and Government Offices.
- Current Tenants: Commonwealth of Kentucky, NG-KIH Design Build, LLC.

Contact

Vickey Strunk
Broker
Phone: 859-255-8855
Cell: 859-582-8092
vstrunk@colemangroup.net

Property Type:	R&D Building
Building Size:	41,650
Class:	B
Year Built:	1998
Zoning:	I-1
Lower Level: Available	4,000 SF
Second Floor: Available	8,330 SF
Rental Rate:	\$16.00 PSF
NNN:	\$1.00 PSF

