

OFFERING SUMMARY



2008 Mercer Road

2008 Mercer Road, Lexington, KY 40511



COLEMAN GROUP

COMMERCIAL REAL ESTATE & PROPERTY MANAGEMENT

OFFERING SUMMARY

OFFERING

Coleman Group, on behalf of the building owner, is pleased to offer for sale the 100% leased R&D building located in Lexington, Kentucky. The building contains 41,450 square feet and is located on a 3.25 Acres parcel.

PROPERTY HIGHLIGHTS

- Class A office building
- Located a few minutes from downtown, the airport, I-64/I-75, and a few blocks from New Circle Road
- Close proximity to mixed use developments with abundant amenities:
 - Manufacturing
 - Office Properties
 - Retail
 - Restaurants
 - Banking
 - Residential

INVESTMENT HIGHLIGHTS

- Quality tenants Commonwealth of Kentucky and NG-KIH Design Build, LLC.
- 100% leased
- Located near Amazon, UPS, FedEx, Columbia Gas
- Quality construction of building

Key Property Facts

Land Area:	3.25 Acres
Attached Parking:	164
Current Occupancy:	100%
Zoning:	I-1 Light Industrial
Leasing:	Coleman Group

Financial Information

Asking Price:	\$4,950,000
Sale Terms:	Cash
Sale Conditions:	"As Is, Where Is."
Effective Gross Income:	\$495,520
Total Expenses:	\$83,117
2016 NOI:	\$412,403
Cap Rate:	8.33

Property Overview

Year Built:	1998
Gross Building:	41,650 S.F.
Stories:	3
Lower Level:	8,330 S.F.
First Floor:	16,660 S.F.
Second Floor:	16,660 S.F.

Contact

Vickey Strunk
895.255.8855

OFFERING PROCESS

Offers are being sought for the purchase of 2008 Mercer Road on an “As Is, Where Is” basis to qualified office investors. The prospective purchaser will be selected by the Owner on the basis of: (a) price, (b) financial strength, (c) level of discretion to invest funds, and (d) experience in closing similar retail transactions.

Property tours are now available.

For further information please contact:

Vickey Strunk

Broker

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