



1063 Majaun Dr. | Lexington, KY



**Square Feet:** 9,600

**Acres:** 0.99

**Zoning:** I-1 office/warehouse

**Sale Price:** \$565,000

**Building Built:** 1976

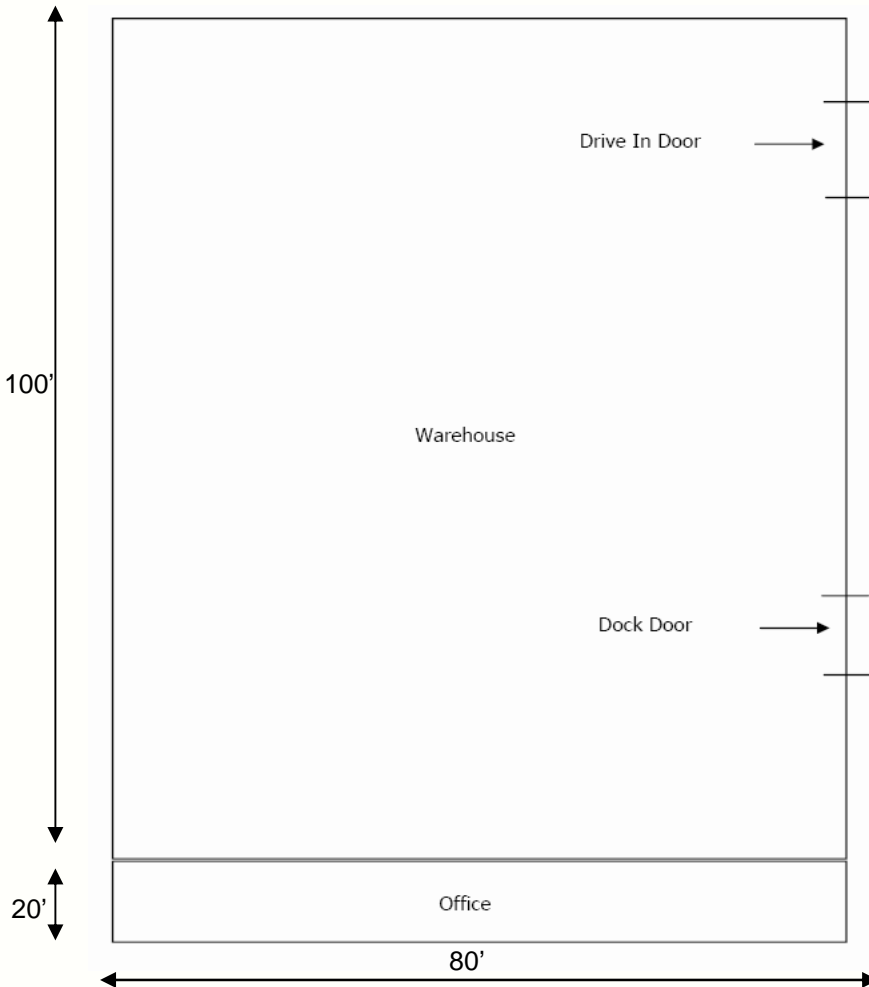
**Physical Highlights:**

On-site Amenities:

- 1 drive-in door
- 1 loading dock that will accommodate 53' trailers
- 16' ceiling height in warehouse
- Exterior storage area

Area Amenities:

- Easy access to New Circle, & only 1.5 miles to I-75 and I-64



Excellent visibility & access from Georgetown Rd. 8,000 square feet of warehouse space & 1,600 square feet of office. Loading dock accommodates 53' trailers, 1 drive-in door, 16' ceiling height in warehouse, & easy access to I-75/I-64.

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**1063 Majaun Rd.**

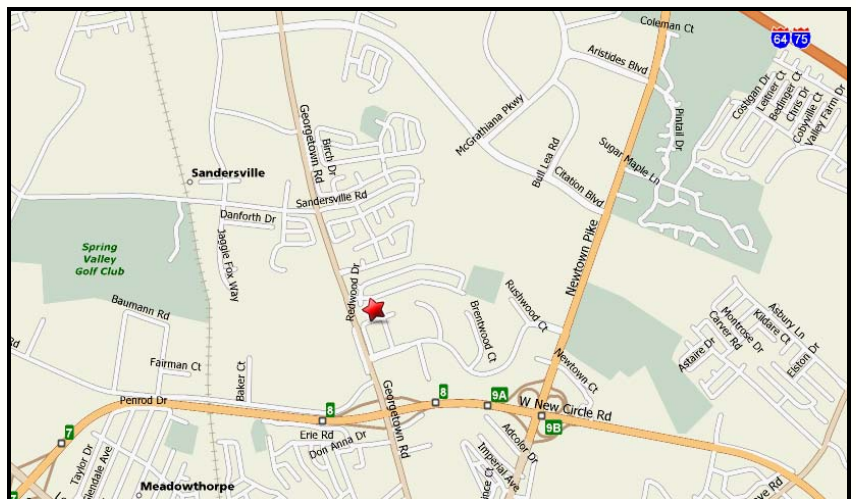
Easy access to I-75/I-64, New Circle Rd. (RT4), Newtown Pike (HWY 922), and Georgetown Rd. (US 25).

**Newtown Pike Traffic Count:**

**New Circle to Nandino Road**  
31,700 cars per day (2007)

**Nandino Road to I-75**  
44,500 cars per day (2007)

**New Circle:**  
62,000 cars per day (2007)



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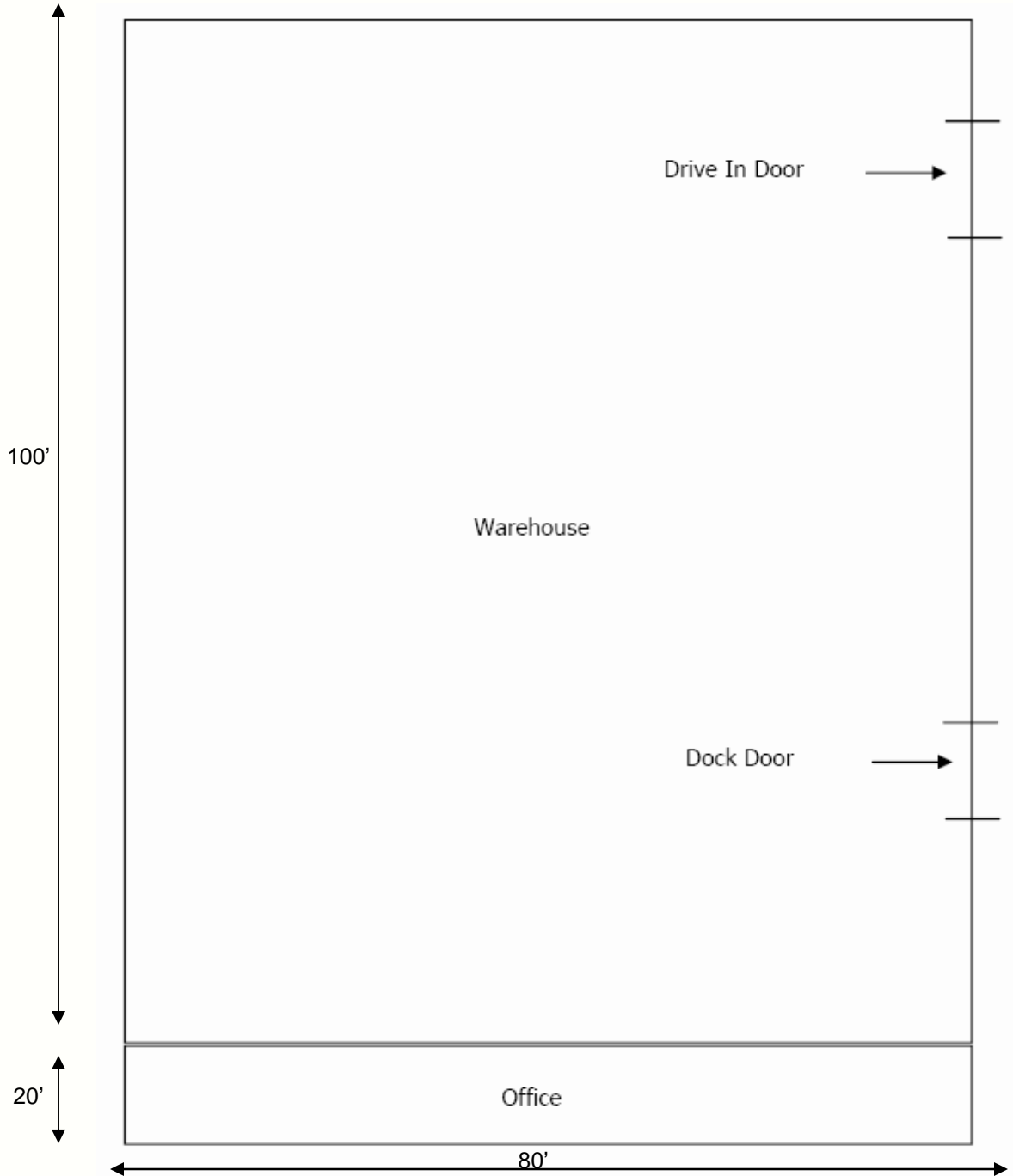
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8,000 SF Warehouse  
1,600 SF Office Space  

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9,600 SF Total Space



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