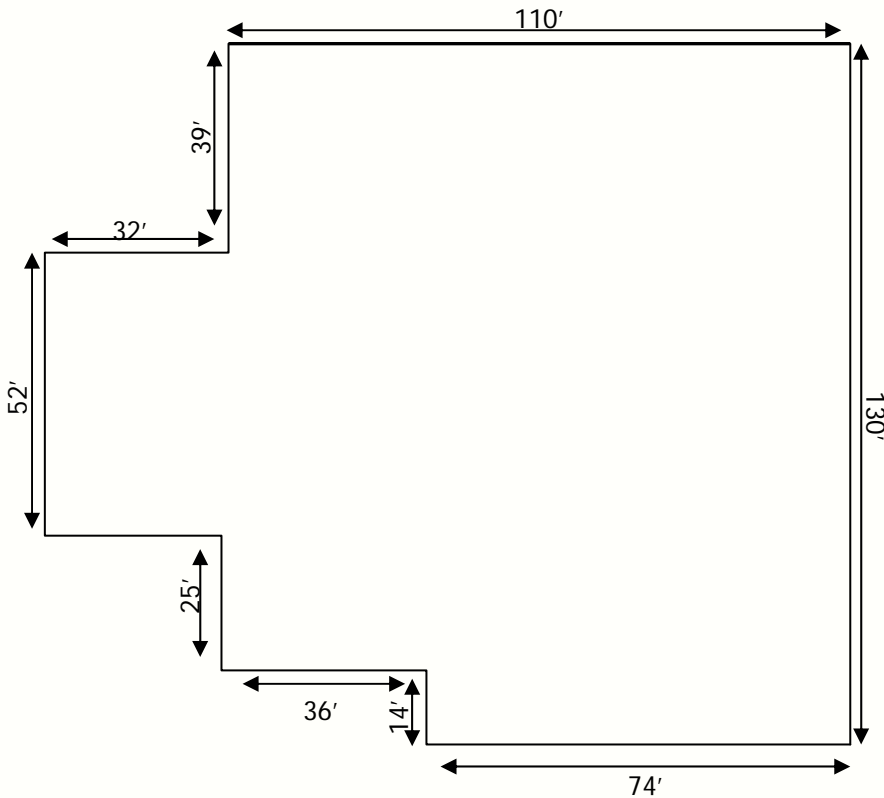




156 W. Tiverton Way | Lexington, KY



Square Feet: 15,582
Zoning: I-1 (applied to be changed to B-3)
Sale Price: \$1,195,000

Physical Highlights:

On-site Amenities:

- 15,582 SF (1,970 of which is office space)
- 100% wet sprinkler system
- 108 parking spaces
- Ceiling height 14 - 16'
- 6 overhead doors

Area Amenities:

- Great access to New Circle Rd
- Traffic count: 45,000 cars/ day
- Adjacent to Fayette Mall, Fayette Mall expansion, Lowe's and Wal-Mart.

Property was used in the past as a service department for Man O War Ford. There is the possibility for a zone change from I-1 to B-3. Some of the adjacent parcels are zoned B-3. Office area is 1,970 square feet. Six drive-in doors with clear ceiling height from 14 - 16 ft.

Amy Mellinger
 (859) 619-5369 (cell)
 (859) 293-1111 (office)
 amy@fortunerealty.com

900 Beasley Street • Suite 110 • Lexington, KY 40509



John Paul Miller
 (859) 293-1111 (office)
 jp@fortunerealty.com

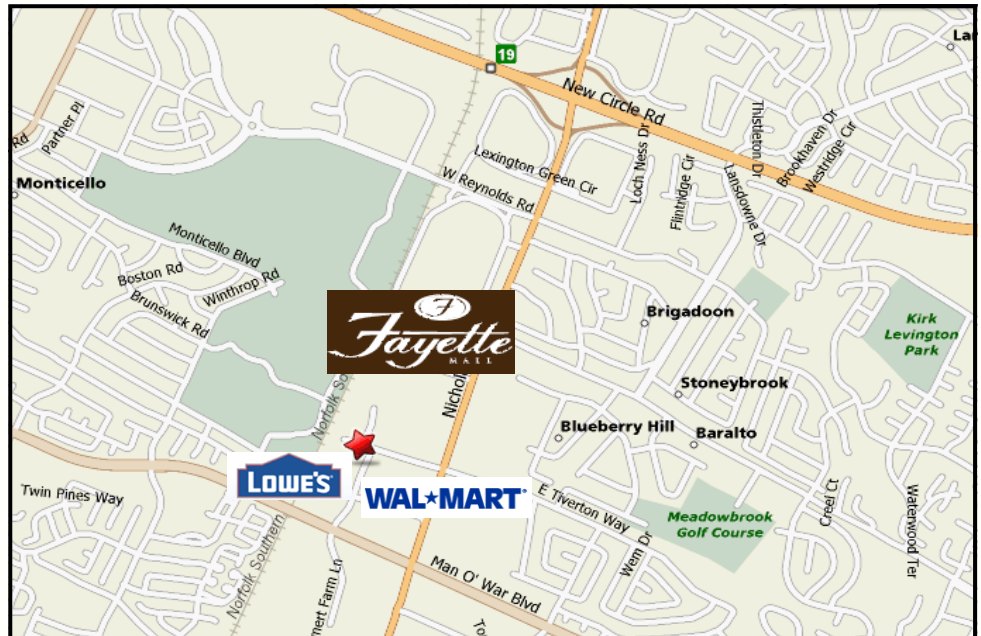


156 W. Tiverton Way

Located on Tiverton Way adjacent to Fayette Mall and the new Fayette Mall Expansion

Directions:

Take New Circle to Nicholasville Road. Pass Fayette Mall on right and turn right onto Tiverton Way.



Amy Mellinger
(859) 619-5369 (cell)
(859) 293-1111 (office)
amy@fortunerealty.com

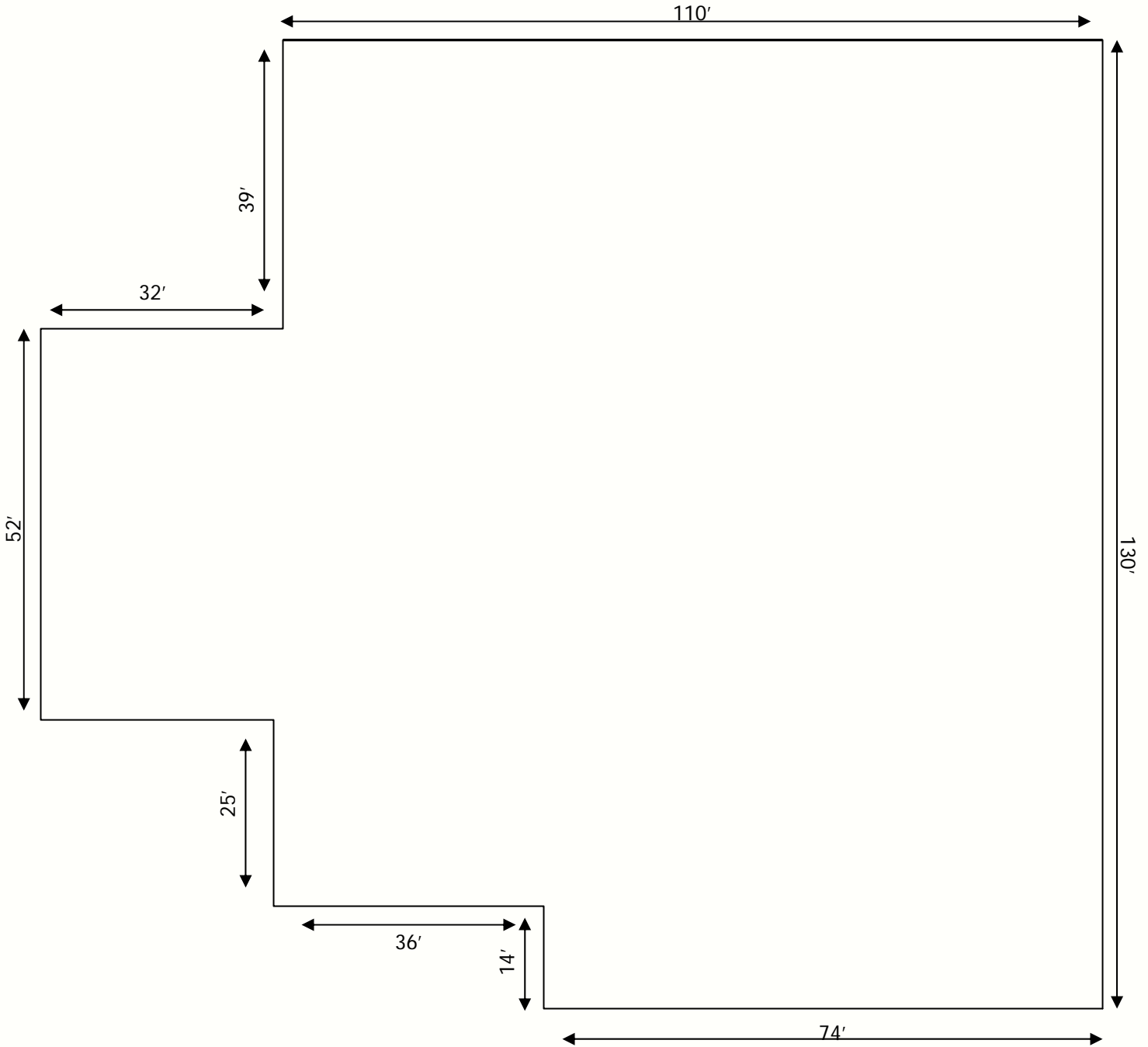
900 Beasley Street • Suite 110 • Lexington, KY 40509



John Paul Miller
(859) 293-1111 (office)
jp@fortunerealty.com



1,970 SF Office
13,612 SF Warehouse
15,582 SF Total



Amy Mellinger
(859) 619-5369 (cell)
(859) 293-1111 (office)
amy@fortunerealty.com

900 Beasley Street • Suite 110 • Lexington, KY 40509



John Paul Miller
(859) 293-1111 (office)
jp@fortunerealty.com