



921 Beasley St. Suite 110 | Lexington, KY



**Square Feet:** 5,236

**Zoning:** B-4 Flex

**Rate:** \$2,625/mon + \$1.50 PSF CAM

**Building Built:** 1989

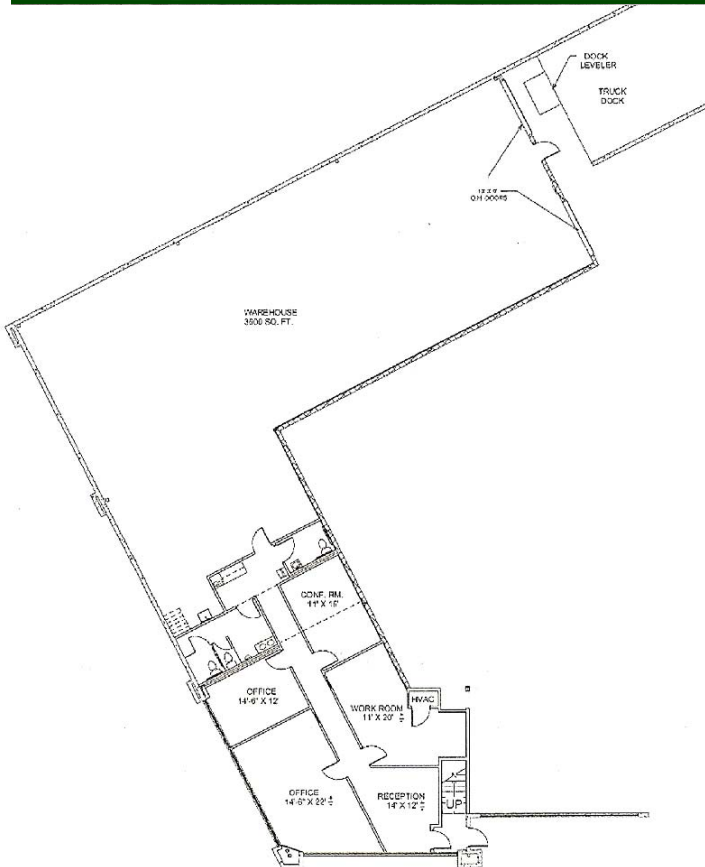
**Physical Highlights:**

On-site Amenities:

- Office area has 1,636 square feet & Warehouse has 3,600 square feet
- Office has receptionist area, conference room, work room, two offices & restroom
- Warehouse has a drive-in door, truck dock w/ leveler and are 10 feet wide
- 22 foot ceilings in warehouse
- Excellent Parking

Area Amenities:

- Easy access to New Circle, & only 1.5 miles to I-75 and I-64
- Only 2.4 miles to the center of downtown Lexington



Flex space with 1,636 square feet of office space and 3,600 square feet of warehouse space (see attached floor plan). Office space has receptionist area, conference room, workroom, two offices, and a restroom. Warehouse space has a drive-in door, truck dock with leveler, 22 foot ceilings, and a restroom. Doors for warehouse are ten feet wide. CAM is \$2.15 per square foot.



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**FortuneRealty.com**



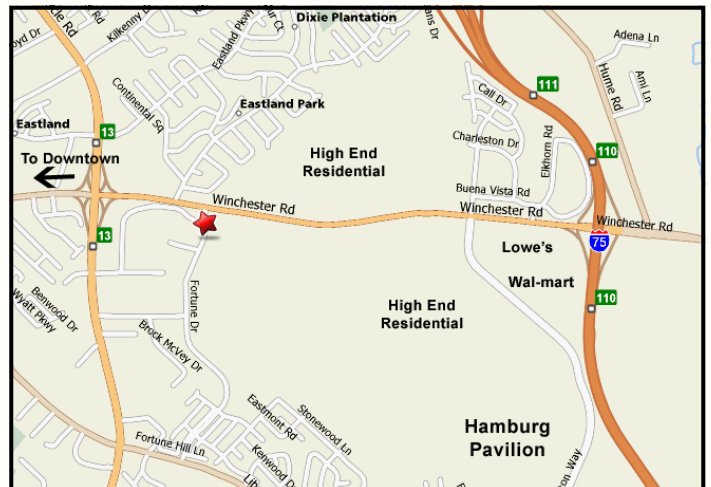
**John Paul Miller**  
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**921 Beasley St., Ste. 110**

Located on Beasley Street. Winchester Road to Fortune Drive. First right is Beasley Street. Property is second building on the left. Property is 1.5 miles west of the I-64/I-75 interchange and only 2.4 miles from the center of downtown Lexington.

**Traffic Count:**  
 Winchester Road  
 45,200 cars per day (2006)



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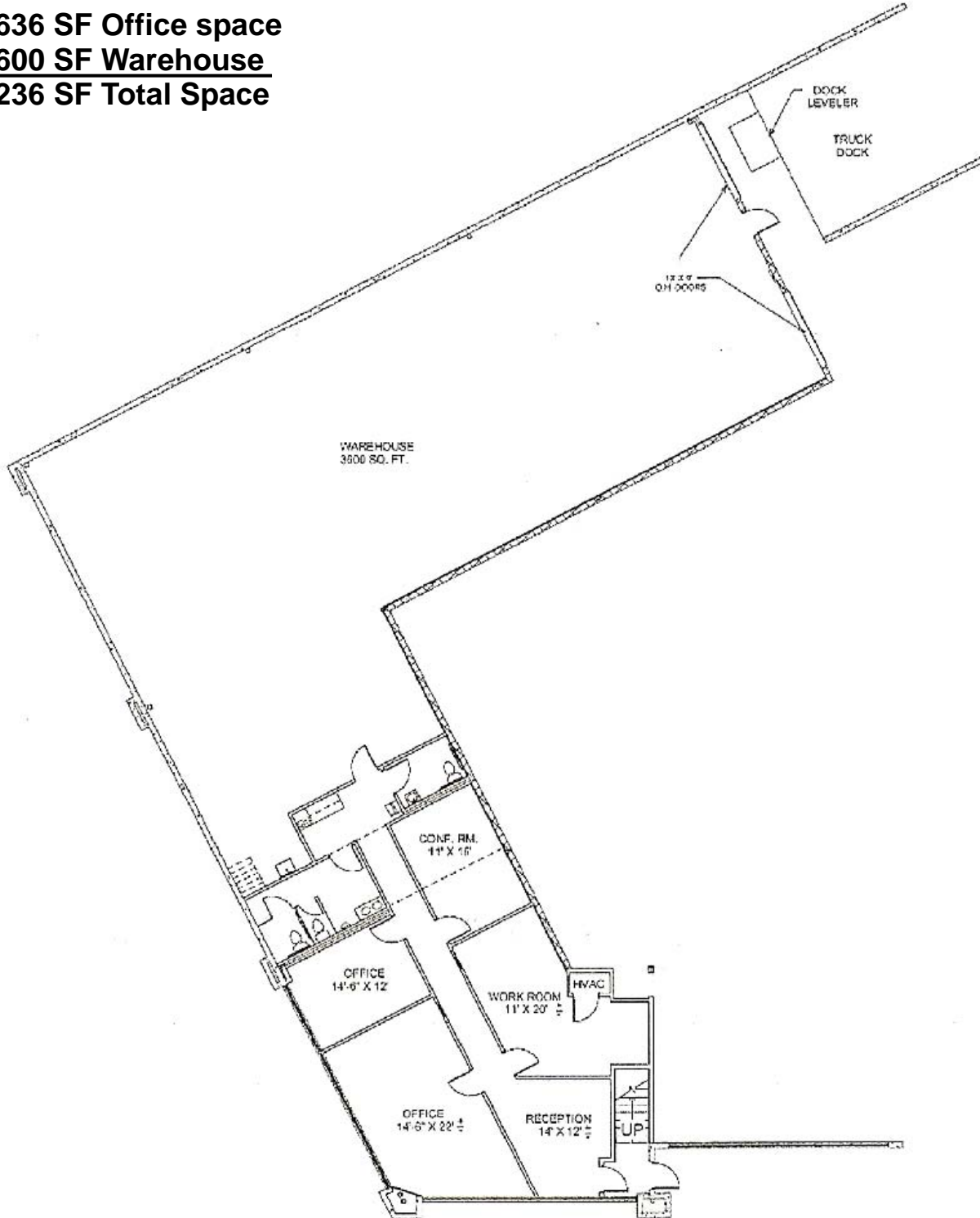
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**1,636 SF Office space**  
**3,600 SF Warehouse**  
**5,236 SF Total Space**



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