

National Station

949 National Avenue, Lexington, KY 40502



✓ Rare B-4 zoning in the Lexington market

✓ Located in the high demand National Avenue Corridor

✓ Flexible unit sizes

✓ Drive-in doors for every unit

✓ Close proximity to downtown Lexington, New Circle Road, and I-64/I-75

✓ Phase I scheduled for delivery 1st Quarter 2019

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National Station

Property Description

National Station
949 National Avenue
Lexington, KY 40502

1,400, 1,680, & 2,240 SF Units
Units can be combined for additional SF

\$8.50/SF + NNN
Units starting at \$995/Month + NNN

The new National Station Development offers rare flex space in high demand sizes. The development will bring approximately 44,000 SF of B-4 zoned flex space into the limited inventory Lexington market beginning with a 16,800 SF building (Phase I). Phase I will offer various suite sizes of 1,400 SF, 1,680 SF, and 2,240 SF. Units can also be combined for additional SF.

Each unit will have 168 SF of office space, one restroom, one 10'x12' drive-in door, 16'-18' clear height, suspended gas heat in the warehouse, 200 AMP/3 phase electrical service, and a glass store front. Phase I is scheduled for delivery 1st Quarter 2019. Units are available for pre-leasing.

National Station

Aerial & Location Description

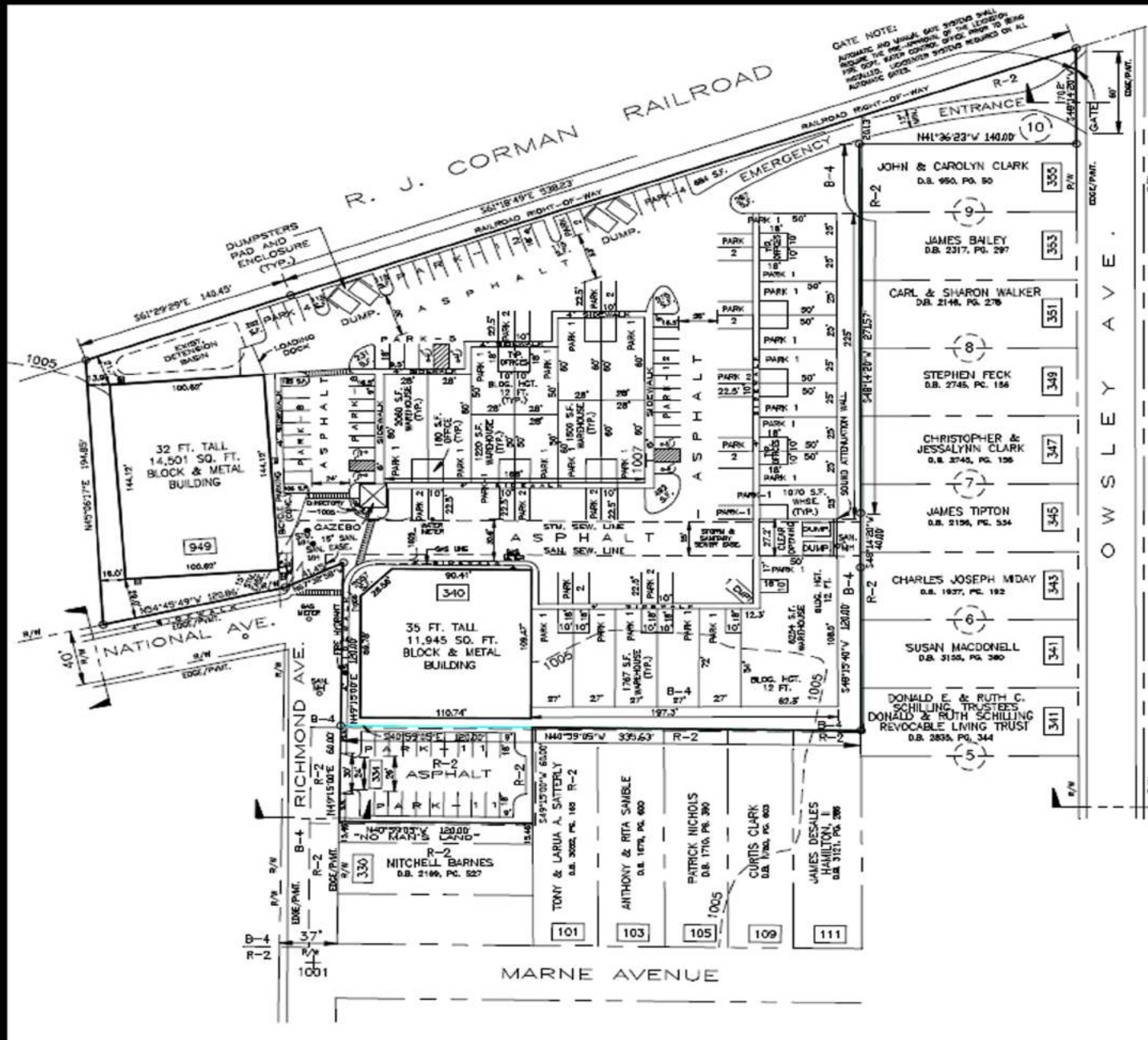


Location Description:

National Station is located in the high demand National Avenue corridor in close proximity to downtown Lexington, New Circle Road, and I-64/I-75. The development is at the corner of Richmond Avenue and National Avenue, off of Winchester Road in Lexington's east corridor.

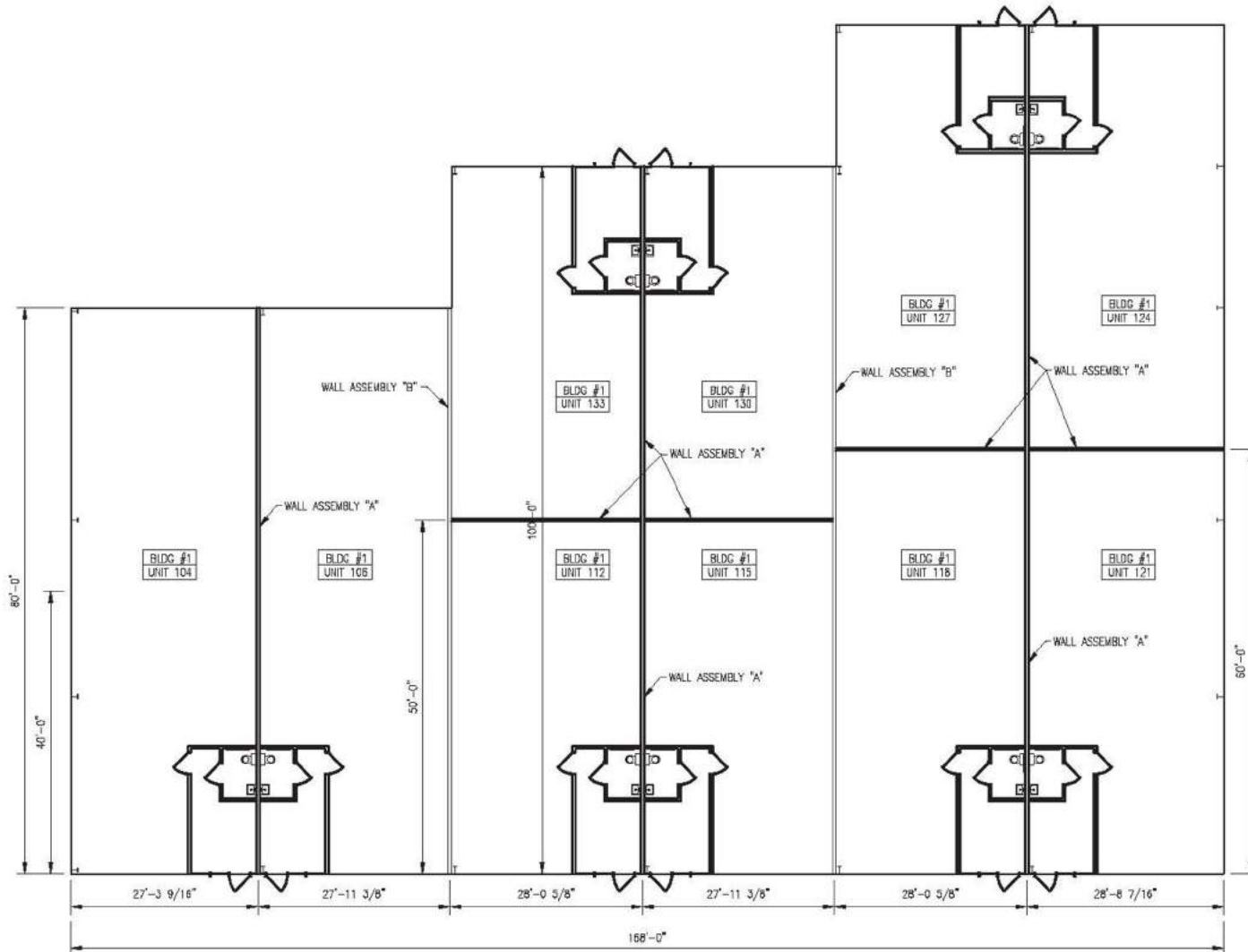


National Station Development Plan



National Station

Phase I Floor Plans



BUILDING #1
SCALE: 1/16"=1'-0"

NOTE:
ALL BATHROOM AND OFFICE EXTERIOR
WALLS ARE WALL ASSEMBLY "A"

