

# Enterprise Business Center

817 Winchester Road, Lexington, KY 40505



✓ +/-210 parking spaces

✓ Visibility/Accessibility (+/-31,966 traffic count)

✓ Outside storage potential

✓ Expansion potential

✓ Inside of New Circle Road/Close proximity to CBD

✓ Winchester Road- Redeveloping Area

**Contact:**

Peter Barr CCIM, SIOR  
O: 859.309.0099 x221  
C: 859.351.7924  
Peter@BALrealstate.com



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**Space Available:**  
**13,707- 51,296 SF**

**Lease Rate:**  
**\$5.25-\$6.75/SF + NNN**

**Zoning:**  
**I-1 (Light Industrial)**



## Property Description

Enterprise Business Center is 78,752 square foot multi-tenant flex facility that was built in 1966 and renovated in 1998. Property features include: brick/steel/drivit construction, 250' building depth, combination of fluorescent and metal halide lighting, 16' -24' clear height, 6" reinforced concrete flooring, 3 phase electrical service, dry sprinkler system throughout, +/- 210 parking spaces, potential for trailer parking and outside storage, gas/electric HVAC for the offices, building signage available to new Tenants.

**Suite 110:** 13,707 total SF featuring appx. 1,000 SF of office space, and 2 dock doors.

**Suite 130:** 17,239 total SF featuring appx. 4,289 SF of office space, 1 dock door, and 1 drive-in door.

**Suite 150:** 20,350 total SF, 100% built out, large open classroom/high density cubicle space, office can be demolished to create warehouse, potential for dock and/or drive in door.

\*\* Suites can be combined for 51,296 total SF



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# Enterprise Business Center

## Aerial & Location Description

Google Maps: [CLICK HERE](#)

Google Street View: [CLICK HERE](#)

1.5 Miles from New Circle



Midland Ave.



**SITE**

Winchester Rd.

Traffic Count:  
31,966 SF



Delaware Ave.



1.0 Miles from Downtown

### Location Description:

Located on the busy corridor of Winchester Road with an approximate traffic count of 31,966 cars per day. The property is 1 mile from New Circle Road, 2.8 miles from the I-75/I-64 Interchange, and approximately 1.2 miles from CBD/Downtown Lexington.



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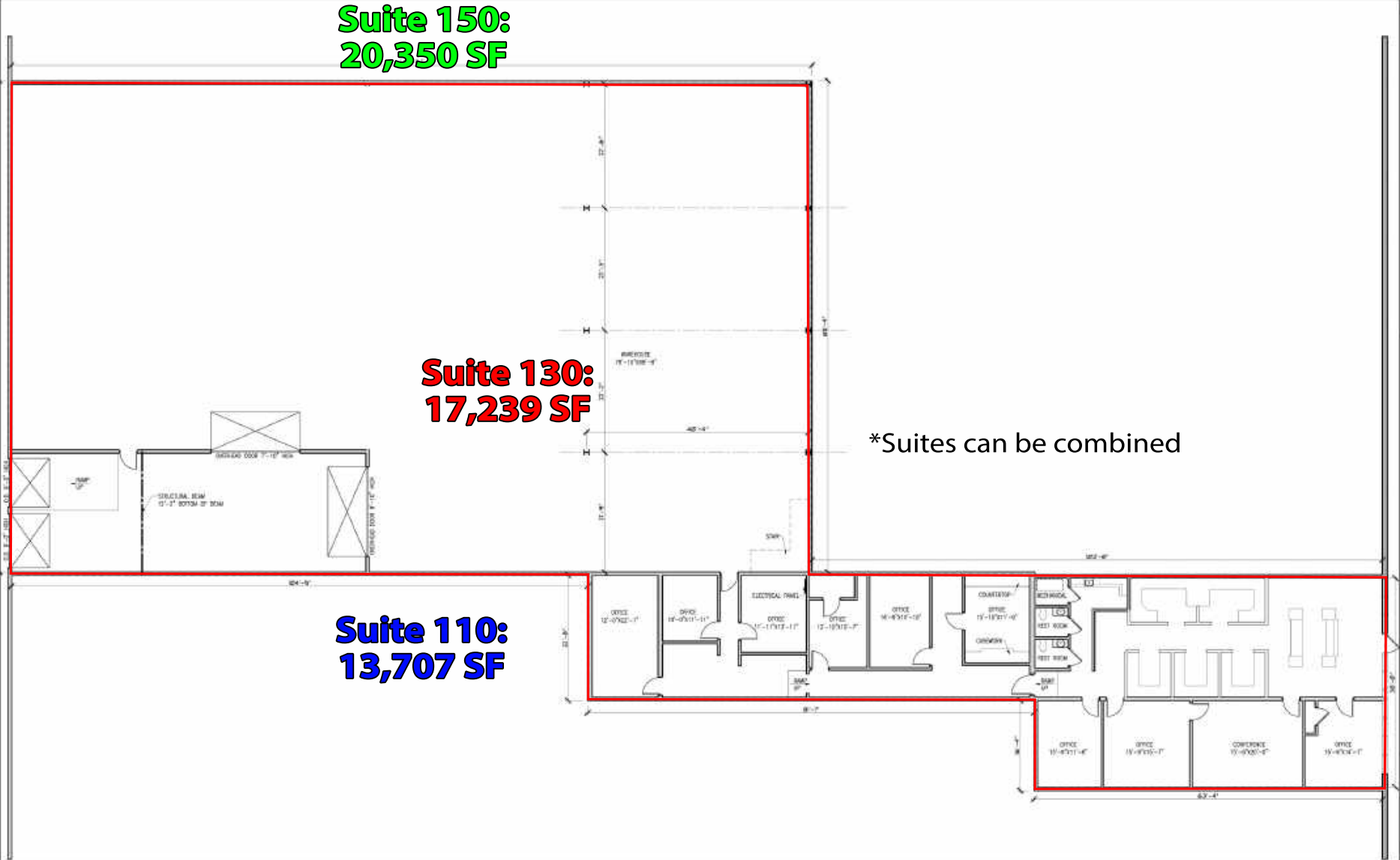
# Enterprise Business Center Floor Plan

**Suite 150:  
20,350 SF**

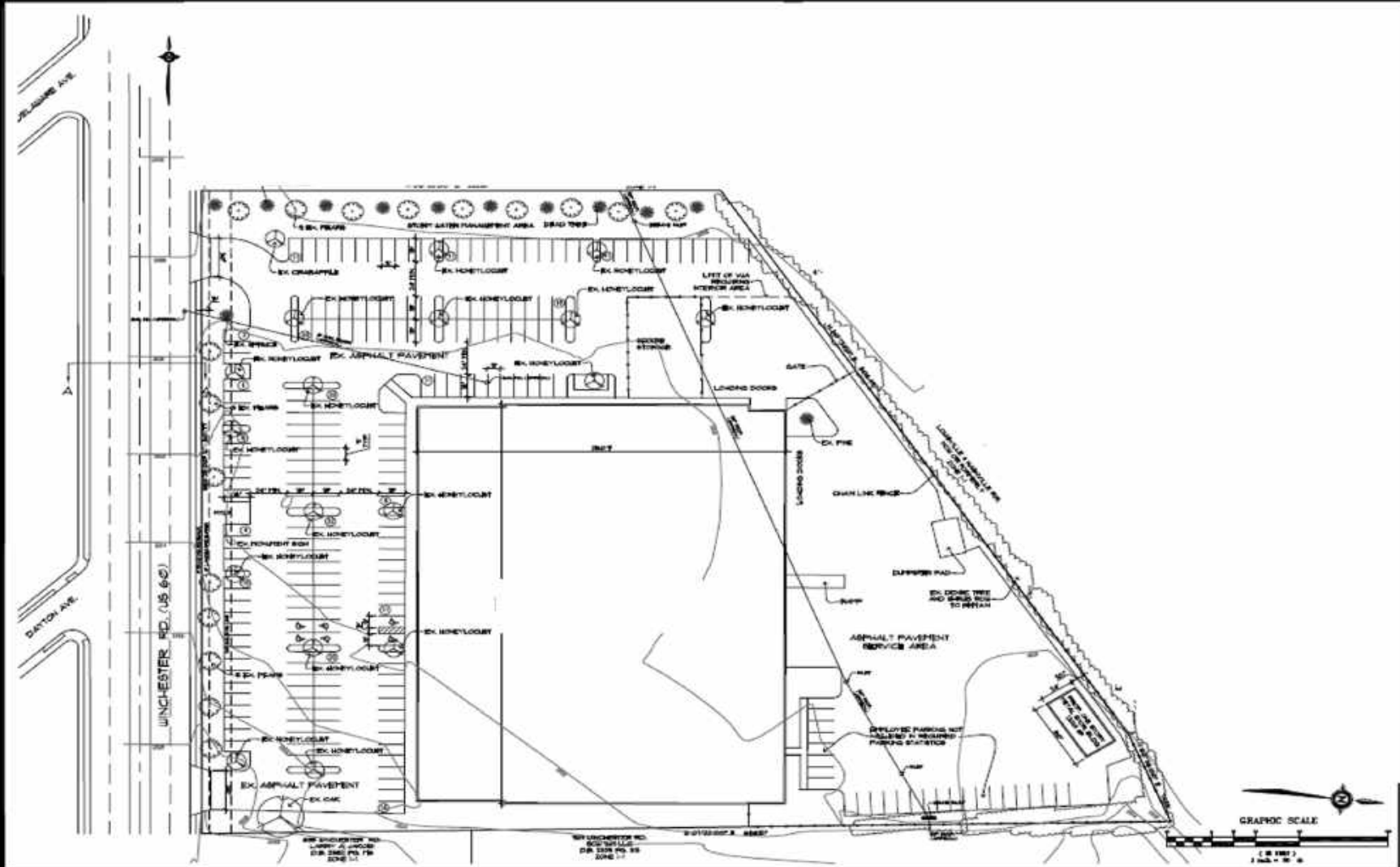
**Suite 130:  
17,239 SF**

**Suite 110:  
13,707 SF**

\*Suites can be combined



# Enterprise Business Center Site Plan



# Enterprise Business Center Photos



Suite 130: Reception



Suite 130: Office



Suite 130: Warehouse



Suite 150: Reception



Suite 150: Office



Suite 150: Restroom

# Enterprise Business Center Photos



**Suite 150: Office**



**Suite 150: Reception**



**Suite 150: Warehouse**



**Suite 150: Breakroom**



**Truck Court/Outside Storage**



**Truck Court/Outside Storage**