

\$7 - 93 Industry Drive, Versailles

MLS® #25504221

\$7

Bedroom, Bathroom, 247,797 sqft
Commercial Lease on 24 Acres

Commercial, Versailles, KY

-Address: 93 Industry Drive, Versailles, KY 40383 -Year Built/Renovated: 1969/2013
-Total Square Feet: 247,797SF -Available Square: Feet 86,197 SF (Subdivision Considered) -Office Square Feet: 2,300 SF approximate -Site Size: 23.5 Acres -Lease Rate/Type: \$6.25-\$6.75 PSF + NNN (Est. \$0.81/SF) -Utilities: Columbia Gas, KU electric, & Versailles Municipal Water (Separately Metered for full 86,197 SF) -Construction: Fluted Concrete -Lighting: T-5/LED/Skylights -Clear Height: 17'6" clear, 22'11" to decking -Roof Type/Age: EPDM/ 2013 -Column Spacing: 40'x40' -Floor Type/Thickness: Concrete, 8" -Pneumatic Airlines/Compressors: Airlines in place -Power: Heavy 3 Phase Power -Dock Doors: 7 docks, 1 manual leveler, 6 automatic levelers with locks -Drive-In Doors: 2 Drive-in Doors (12' x 14' and 10' x 11') -Sprinkler System: Wet -Zoning: I-2 (Heavy Industrial) -Parking: 282 Car Spaces with Trailer Parking Available -Signage: Available -HVAC Warehouse: Suspended gas heat and radiant heat -HVAC Office: Temperature Controlled -Planned/Recent Improvements: Planned renovations include updating the docksImprovements with new wraps, bumpers etc., a full industrial clean, LED lighting, and interior paint -Amenities/Incentives: Ruggles has a large training room, and conference room they are willing to share on a periodic basis with building tenants, and additional outdoor storage could be available. -Location



Description: 93 Industry Drive is conveniently located off of the Versailles Bypass, US 60, in Versailles, KY. The property is located in a large industrial sector of Versailles in the Ruggles Sign Building. The property is located near an abundance of professional/ medical office and retail, offering great amenities for employees. Versailles is strategically located in Central Kentucky, being only 13 miles west of Lexington, 8 miles from the Bluegrass Airport, and 14 miles southeast of Frankfort, the capitol of Kentucky. With an MSA over 645,000, Lexington is the second largest market in the Commonwealth of Kentucky. Central Kentucky provides a strategic location for businesses through access to a highly educated labor force, low startup and operational costs, below average cost of living and its location at the I-75/I-64 intersection providing a 24 hour or less drive to approximately 70% of the United States population. -Availability: 86,197 SF (Subdivision Considered) -7 Docks, 2 Drive-In Doors, 17'6" x 22'11" Clear Height, 3-Phase Power, and planned improvements. -Conveniently located off US 60 in Versailles in close proximity to I-64 -282 parking spaces and trailer parking available -Ruggles has a large training room, and conference room they are willing to share on a periodic basis with building Tenants, large outdoor storage area at the rear of the property could be made available.

Built in 1969

Essential Information

MLS® #	25504221
Price	\$7
Square Footage	247,797
Acres	23.50
Year Built	1969
Type	Commercial Lease

Sub-Type	Industrial
Status	Active

Community Information

Address	93 Industry Drive
Area	010 - Woodford County
Subdivision	Commercial
City	Versailles
County	Woodford
State	KY
Zip Code	40383

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	282
Parking	On Site, Paved

Interior

Heating	Forced Air, Heat Pump, Natural Gas, Radiant
Cooling	Other, Wall Unit(s)
# of Stories	1

Additional Information

Date Listed	October 20th, 2025
Zoning	I-2 Heavy Industrial

Listing Details

Listing Office	Block + Lot Real Estate
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