

FOR LEASE

CAPSTONE DISTRIBUTION CENTER

2100 - 2140 CAPSTONE DRIVE
LEXINGTON, KY 4011



Contact:

Peter Barr, CCIM, SIOR

O: 859.309.0099 x221

C: 859.351.7924

Peter@BALrealestate.com

Capstone Distribution Center

2100-2140 Capstone Dr., Lexington, KY 40511



Property Description

Capstone Distribution Center located at 2100-2140 Capstone Drive in Lexington, KY features:

- Class A tilt up concrete construction
- Two buildings totaling 152,000 SF that can be divided to as low as 31,000 SF
- 9.66 acres zoned I-1 (Light Industrial)
- 18 existing docks/levelers with the potential for up to 31 total
- 4 existing drive in doors with the potential for up to 8 total
- 3" gas line to the buildings
- 8" water line to the buildings
- 4" sewer line to the buildings
- 3 phase electric
- 28' clear height
- Wet sprinkler system
- 170 total parking spaces
- Primarily 50' x 50' column spacing and 200' building depth
- Suspended gas heat
- Planned Capital Improvements include: new roof, new photo cells, dock improvements, seal and stripe to parking lot
- 1.94 additional acres of I-1 zoned land located at 2140 Capstone Drive available for Build to Suit (+/- 10,000-30,000 SF)

**2100-2140 Capstone Drive
Lexington, KY 40511**

**30,000-111,000 SF
Rate: \$5.50/SF + NNN**

Site Size: 9.66 AC
Property Type: Industrial/Warehouse/Distribution/Manufacturing
Zoning: I-1
Year Built: 1999

Disclosure: Principal Owner of the building is a Licensed Real Estate Agent in the State of Kentucky

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Capstone Distribution Center

Location Description & Property Highlights

Capstone Drive

Property Highlights:

- Class A tilt-up construction and industrial location
- Docks and drive-in doors to all spaces with additional knockouts available
- Rare industrial product in a limited inventory market
- Will divide
- 28' clear height
- 1.94 additional acres of I-1 zoned land located at 2140 Capstone Drive available for Build to Suit

Location

Capstone Distribution Center is located on the north side of Lexington, KY just off of Georgetown Road. The property is 3 miles from I-64/I-75 and 8 miles from Bluegrass International Airport. Capstone Distribution Center is in close proximity to other prominent industrial users including: UPS, Fed Ex, LBX, Trane, Amazon, Innovative Mattress Solutions, Rexel, Nitto, Big Ass Solutions, TruGreen, Conway, Jobbers Exhaust, and many more. Less than 1/2 mile away from the new Citation Blvd. Extension which has created improved access and synergy between the industrial parks and interstate system.

Google Maps:

[CLICK HERE](#)

Google Street View:

[CLICK HERE](#)

Jaggie Fox Way



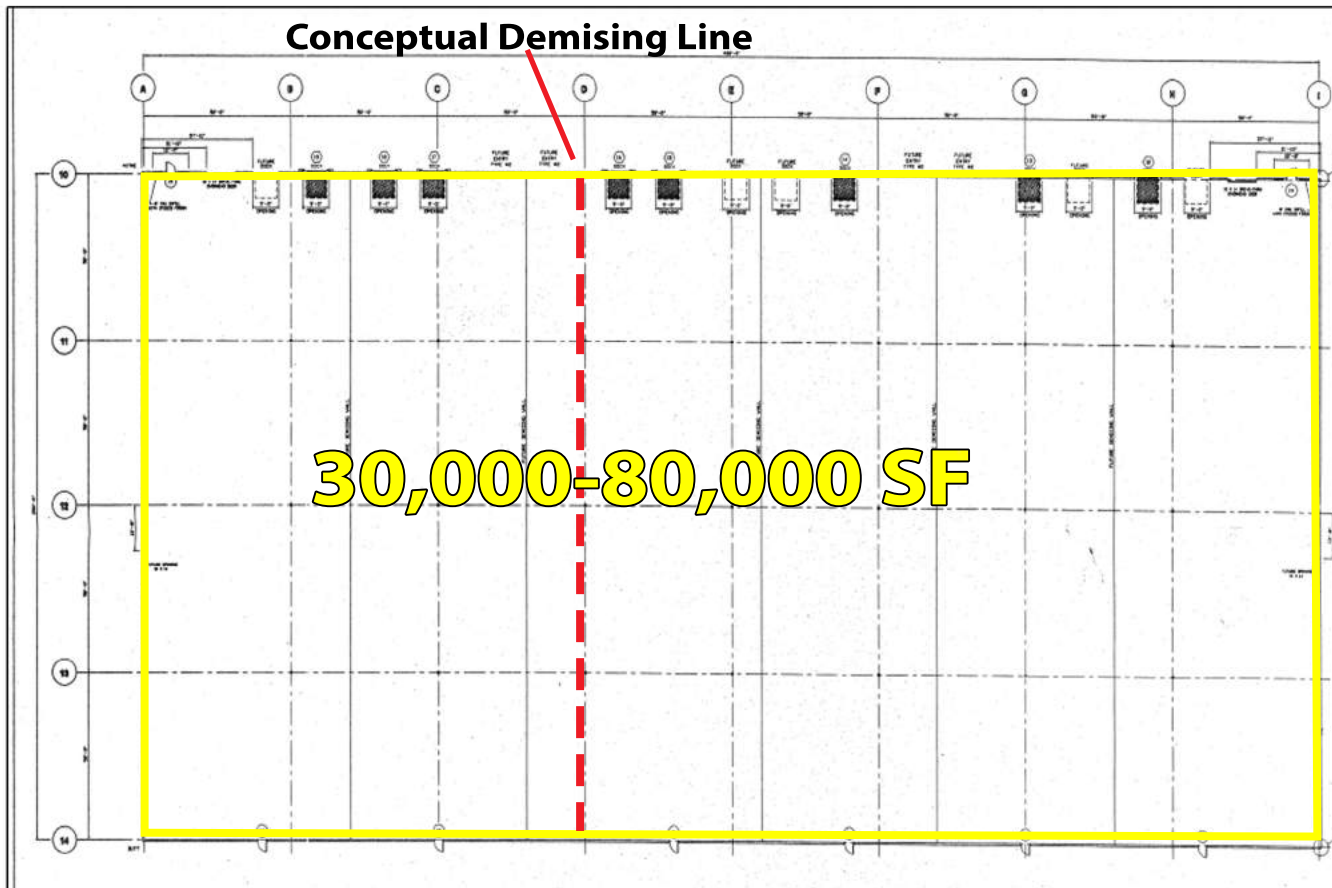
Capstone Distribution Center Aerial



Capstone Distribution Center Photos



Capstone Distribution Center 2100 Floor Plan



2100 Capstone Drive

80,000 SF, divisible to 40,000 SF, 200' x 400' dimensions, 50' x 50' column spacing, 9 docks with levelers, 7 additional knockouts, 2 drive-in doors, 2 additional knockouts, wet sprinkler system, suspended gas heat.

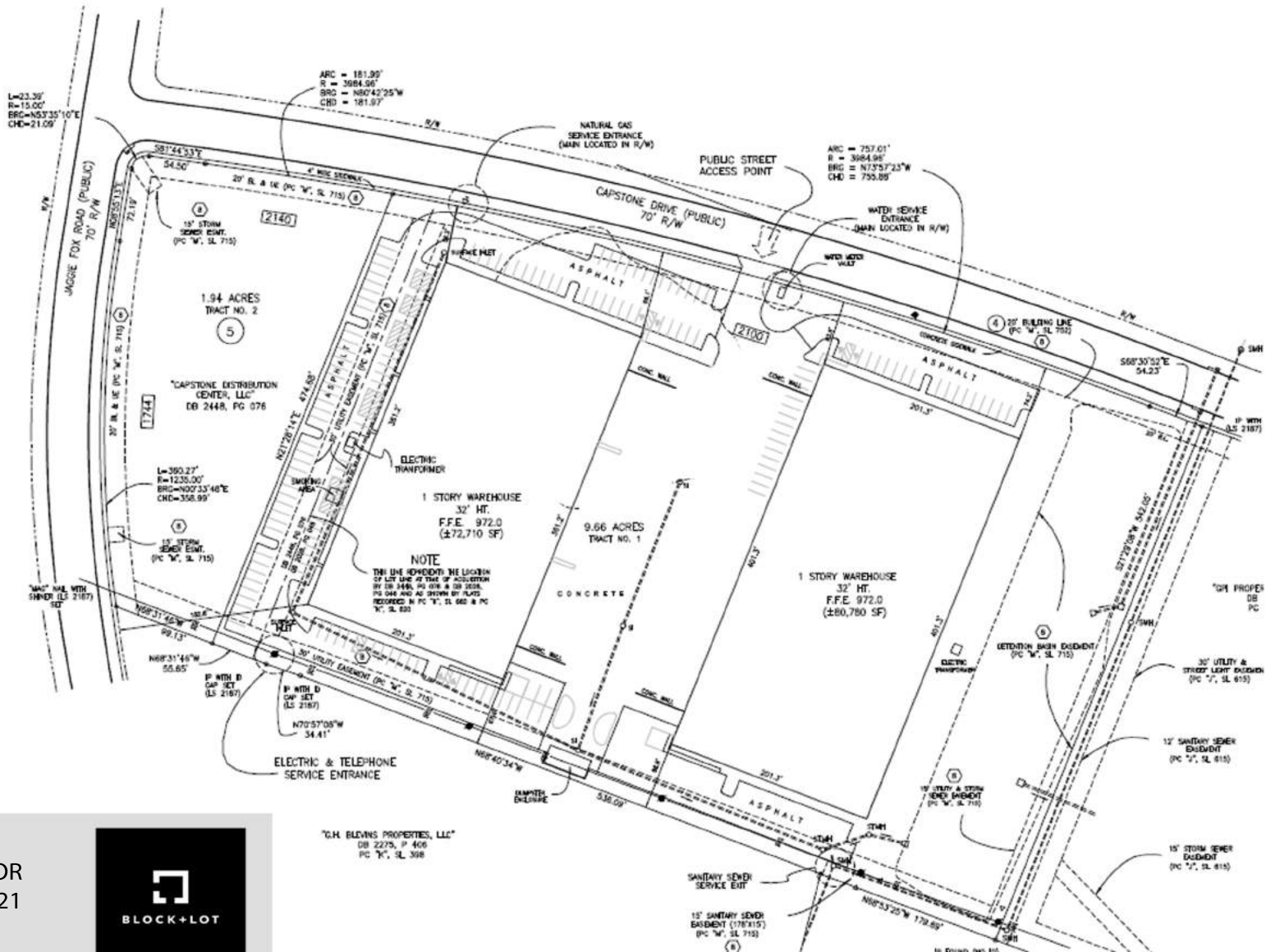
Capstone Distribution Center 2120 Floor Plan



2120 Capstone Drive

31,000 SF available, Build-to-Suit office, 200' x 155' dimensions, 50' x 50' column spacing, 3 phase electric, 3 docks with levelers, 3 additional knockouts, 1 drive-in door, 1 additional knockout, wet sprinkler system, suspended gas heat.

Capstone Distribution Center Survey



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