

Forbes Business Center

255 S. Forbes Road, Lexington, KY 40504



Renovated 2019



Below market rents



Outside storage



Expandable site



Below market operating expenses



Zoned I-2

Contact:

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BLOCK+LOT

Space Available:
51,214-104,010 SF

Lease Rate:
\$4.65-\$4.95/SF + NNN

Zoning:
I-2 (Heavy Industrial)



Property Description

Introducing the new Forbes Business Center located at 255 S. Forbes Road. Originally developed in 1964 and occupied as part of the G.F. Vaughan portfolio there are two primary block/masonry industrial buildings connected via enclosed pedway that provide a space range available of 51,214 to 104,010 contiguous SF available. The buildings currently have a combined 4,457 SF office, 6 dock doors, 2 drive-in doors, 1200 AMP 480 V 3 phase power in Building 1, 400 AMP service in Building 2, and 20' clear height. Extensive renovations to the building include interior and exterior paint, new asphalt and parking, upgraded dock doors and drive-in doors, new landscaping, LED lights, and much more.

*Agent is a principal Owner in the property.

Forbes Business Center

Property Specifications



Building Name: Forbes Business Center
Address: 255 S. Forbes Road, Lexington, KY 40504
Year Built/Renovated: 1964/2019
Total SF: 104,010 SF
Available SF: 51,214-104,010 SF
Office SF: Building #1-4,582 SF/Building #2-BTS
Site Size: 17.84 Acres
Lease Rate: \$4.65-\$4.95/SF
Lease Type: NNN
Construction: Block/Masonry
Dimensions: Appx. 250' x 200' each
Lighting: New LED Lighting & Sidelights
Clear Height: 20'
Column Spacing: 32' x 40'
Dock Doors: Building #1-2 dock doors/Building #2-4 dock doors

Power: Building #1- 1200 AMP 480 V 3 phase power/Building 2- 400 AMP service
Drive-in Doors: Building #1-1 drive-in door/Building #2-1 drive-in door
Sprinkler System: Dry System
Zoning: I-2 (Heavy Industrial)
Car Parking: 100+ (expandable)
Trailer Parking: 25+ (expandable)
Warehouse Heat: Suspended gas heat
Signage: Building signage available to Tenants
Recent/Planned Improvements: Interior paint, exterior paint, new asphalt drive and parking, upgraded dock doors and drive in doors, upgraded landscaping, LED lights and much more
Outside Storage: Secured and expandable +/- 0.7 acre outside storage lot adjacent to Building #2



Forbes Business Center

Aerial & Location Description



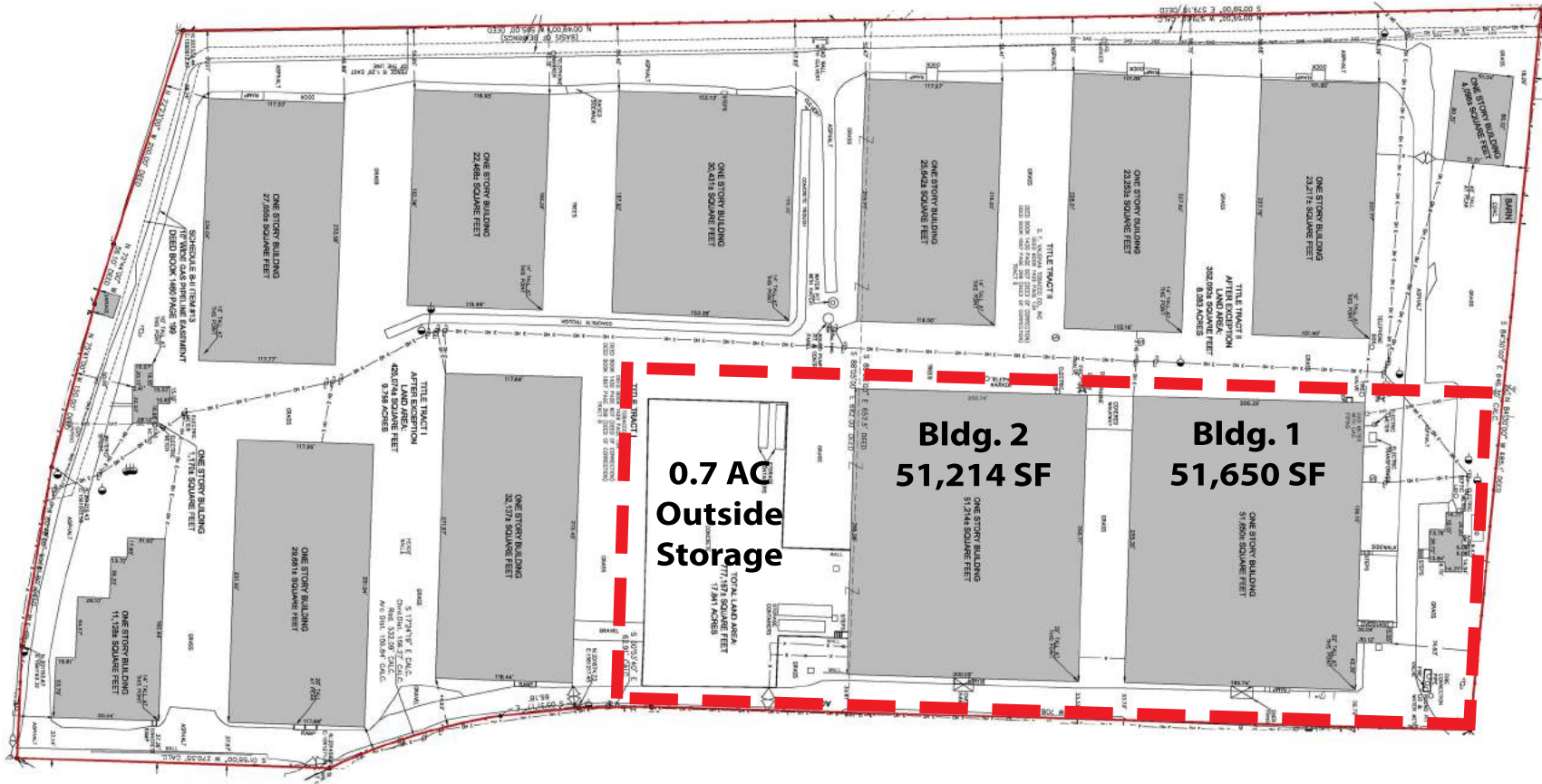
Location Description:

255 S. Forbes Road is adjacent to McConnell Springs Park and the Central Rock Quarry with 980' of frontage along S. Forbes Road running between Versailles Road and Old Frankfort Pike (inside New Circle Road). The property sits just "around the corner" from the popular and ever expanding Distillery District providing close proximity to restaurants/entertainment, 1 mile west of the Central Business District and Downtown, 1.8 miles north from the University of Kentucky (29,000 students), 5 miles east the Bluegrass International Airport, 5.4 miles from Interstates 75/64 via the new Newtown Pike Extension.

With an MSA over 645,000, Lexington is the second largest market in the Commonwealth of Kentucky. Lexington 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



Forbes Business Center Survey



Forbes Business Center

Floor Plan Building 1 & 2

