

For Lease

# Dry Storage

8,600 SF | \$6.00 SF/yr



## Dry Storage

1349 Leestown Rd  
Frankfort, Kentucky 40601

### Property Highlights

- Versatile ±8,600 SF industrial space is ideal for a range of users
- Located directly behind Frankfort Christian Academy
- Features include: Three 8' x 8' dock-high loading doors, 25' clear ceiling height with 35' x 40' column spacing, Hi-flow ESFR sprinkler system, and 3-phase power (contact agent for details)
- Large truck court for ease of loading/unloading
- Quick access to Leestown Road
- +/-2 miles to I-64 and +/-1 mile to US 60
- Perfect for warehousing, light manufacturing, or logistics operations

#### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
1349	\$6.00 SF/yr	8,600

For more information

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	8,600 SF	Lease Rate:	\$6.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1349	8,600 SF	Modified Gross	\$6.00 SF/yr	Large open industrial space



## Additional Photos



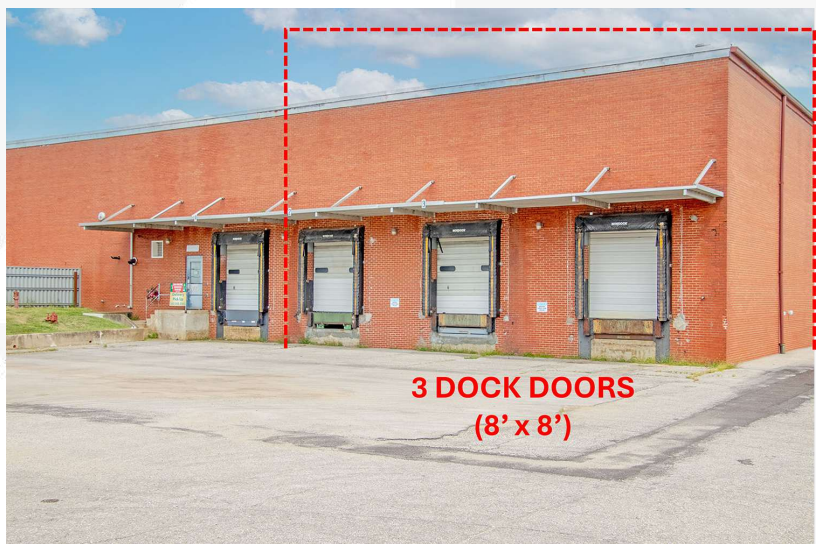


## Additional Photos

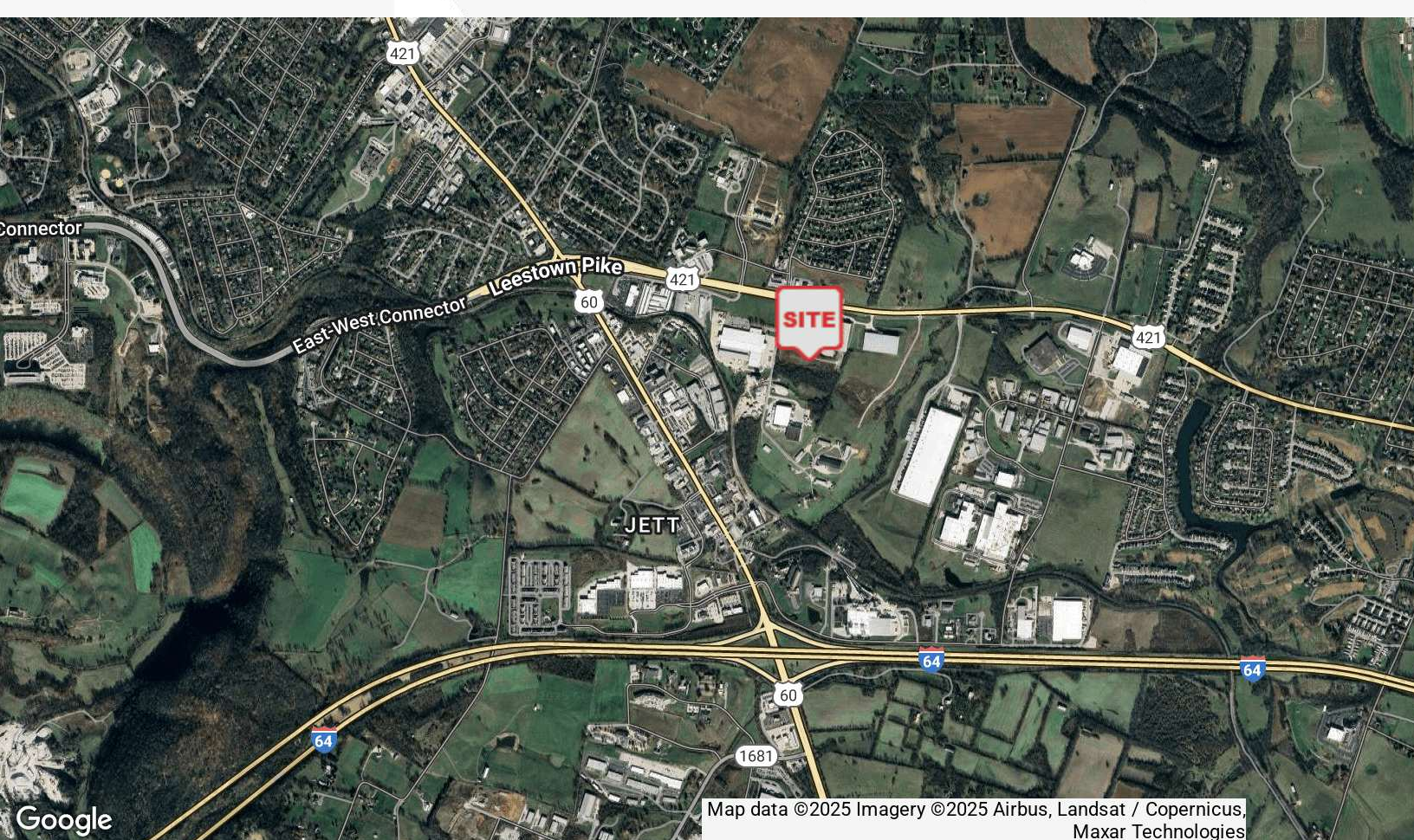
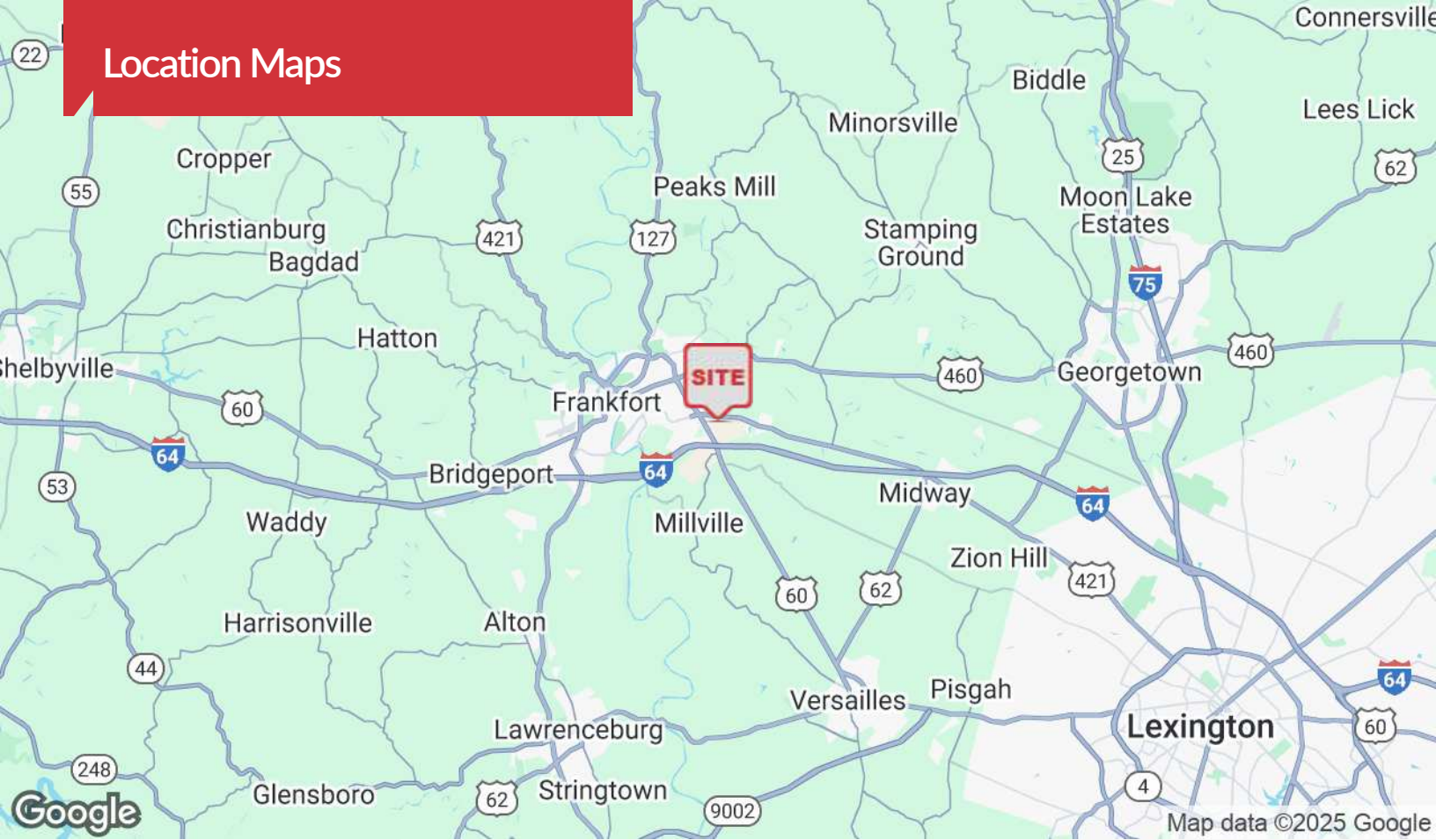




## Additional Photos

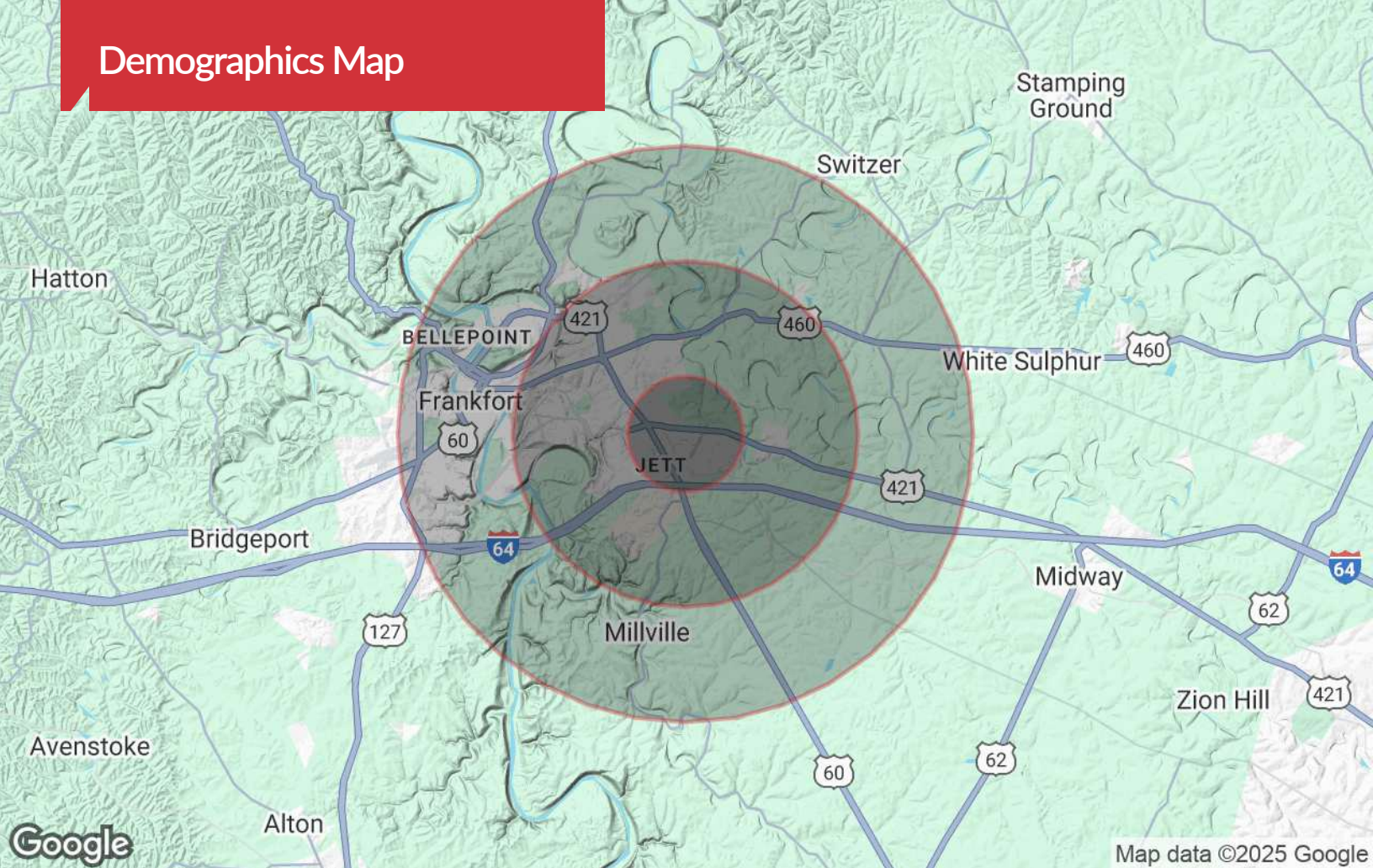








# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,790	20,063	35,838
MEDIAN AGE	44	41	41
MEDIAN AGE (MALE)	43	40	40
MEDIAN AGE (FEMALE)	45	42	42

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,255	8,373	15,557
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$106,684	\$93,120	\$90,319
AVERAGE HOUSE VALUE	\$291,013	\$225,568	\$224,127

\* Demographic data derived from 2020 ACS - US Census