

FOR LEASE

FLEX IN LEESTOWN INDUSTRIAL PARK



125 TRADE STREET

LEXINGTON, KY 40511



PETER BARR, CCIM, SIOR
859.351.7924
peter@balrealstate.com



01: EXECUTIVE SUMMARY

125 TRADE STREET, H



PROPERTY DESCRIPTION

- 22,000 total SF
- Class A Flex/Industrial Facility
- Built in 1987
- Brick/Drivit construction type
- 100' building depth, 16' clear height
- 10 total grade-level drive-in doors
- Wet sprinkler system
- Zoned I-1 (Light Industrial)
- Approximately 50 parking spaces
- Suspended gas heat in the warehouse
- Awning/Monument signage available

Space Description: Suite H

2,000 total SF, 20' x 100' dimensions, 720 SF office with reception, break area, 2 offices, and restroom, 1,280 SF of warehouse with one grade level drive in door.



**2,000 SF;
22,000 SF
TOTAL**



**\$12.00 PSF+
NNN**



**ZONED
I-1**

02: PROPERTY OVERVIEW

125 TRADE STREET, H

PROPERTY HIGHLIGHTS

HIGH-DEMAND

Small, high-demand flex units located in the Leestown Industrial Park.

MULTI-TENANT

This property, being a multi-tenant facility, offers the potential to expand or contract to suit unique business/tenant needs.

FEATURES

16' clear height, 10 total grade-level drive-in doors, wet sprinkler system, and suspended gas heating in the warehouse.

LOCATION

The Leestown Industrial Park is an established location with its close proximity to Citation Blvd. Extension providing a new synergy between the Northside Industrial parks as well as better accessibility to I-75/I-64.



03: LOCATION INSIGHTS

AERIAL

125 TRADE STREET, H



LOCATION DESCRIPTION

125 Trade Street is located in the Leestown Industrial Park in northwest Lexington, KY. The site benefits from the newly improved Leestown Rd. and Citation Blvd. Extension. The site is in close proximity to other notable companies such as 3M, Big Ass Fan Solutions, Coca Cola, Fed Ex, UPS, Cintas, LBX, and Amazon. Lexington's location at the I-75/I-64 interchange puts it within a 24-hour or less drive of 70% of the U.S. population.



03: LOCATION INSIGHTS

125 TRADE STREET, H

AERIAL

INTERSTATE 75/64

4.2 MILES

NEW CIRCLE RD.

LESS THAN 1 MILE

BLUE GRASS

AIRPORT

5.8 MILES

DOWNTOWN

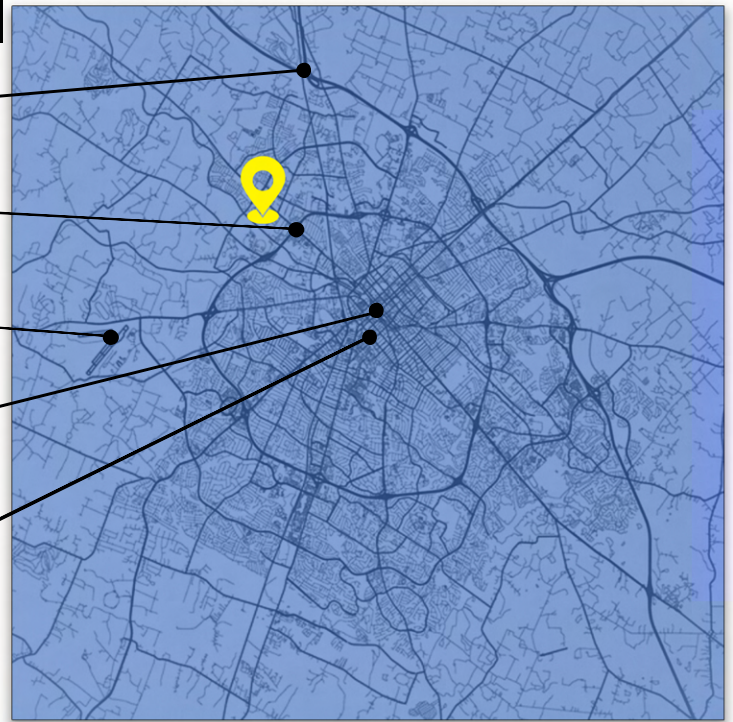
LEXINGTON

3 MILES

UNIVERSITY OF

KENTUCKY

4.2 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



125 TRADE STREET, H

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.