

12,168 SF COLD STORAGE FACILITY FOR SALE



2285 DANFORTH DR, LEXINGTON, KY



HAYMAKER COMPANY

PROPERTY SUMMARY



A rare cold storage opportunity in the heart of Lexington's industrial corridor! This ±11,942 SF facility at 2285 Danforth Drive features dedicated cold storage space, a processing room, office area, and multiple bay doors—ideal for food service, distribution, or specialty manufacturing operations.

Strategically located just minutes from I-75/I-64, this property offers unbeatable access to regional transportation routes and a strong labor pool. Cold storage space is a limited commodity in Central Kentucky, making this a valuable find for operators looking to expand or establish their presence in the Lexington market.

Don't miss this chance to secure a highly functional industrial asset in a prime Lexington location. Contact us today to schedule a tour!

OFFERING SUMMARY



OFFERING

| | |
|--------------|----------------------|
| Asking Price | \$3,550,000 |
| Acreage | 1.49 AC |
| Square Feet | 12,168 |
| Zoning | I-2 Heavy Industrial |
| Cold Storage | 8,000 Square Feet |
| Dock Doors | 2 |
| Year Built | 1998 |

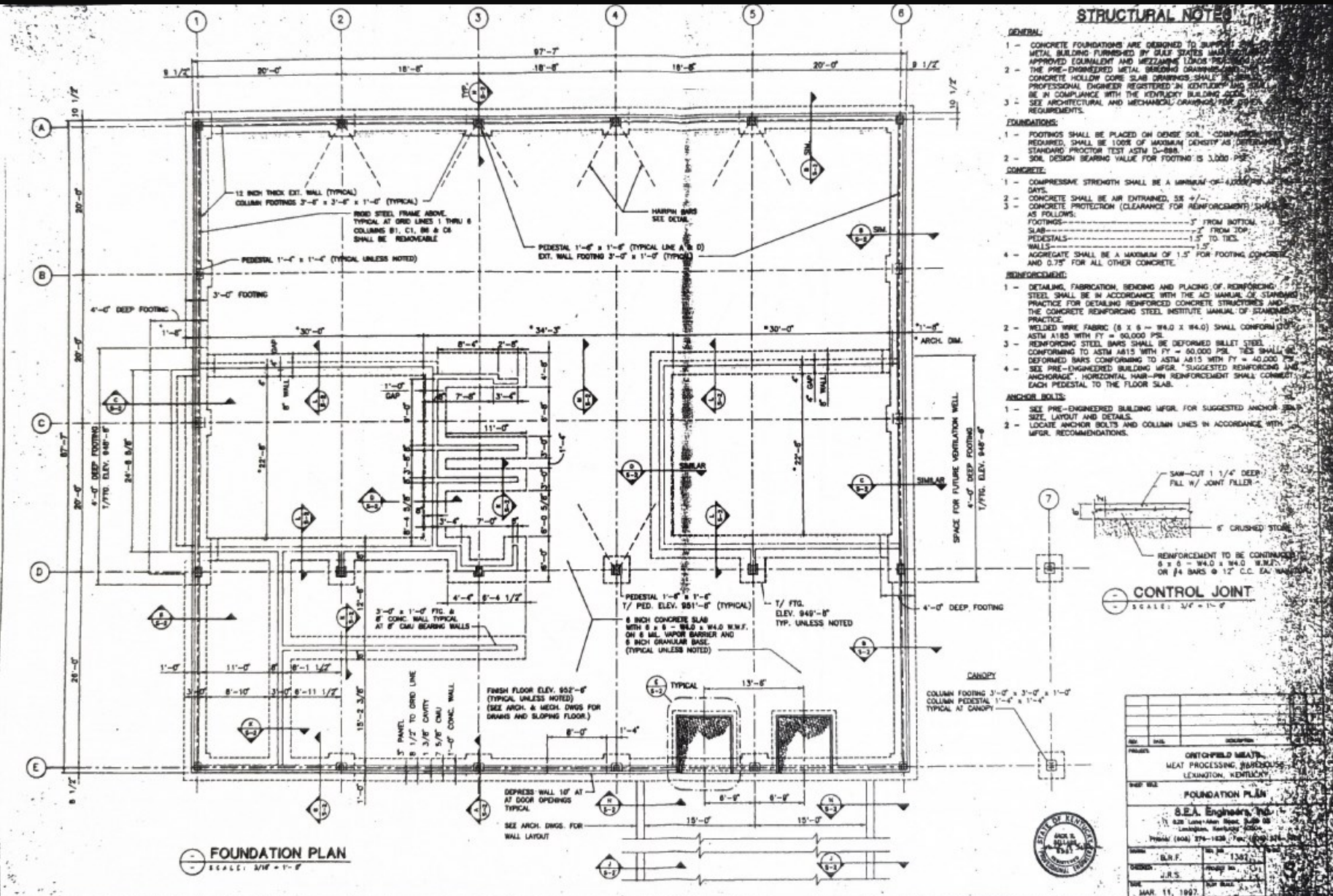
PROPERTY OVERVIEW



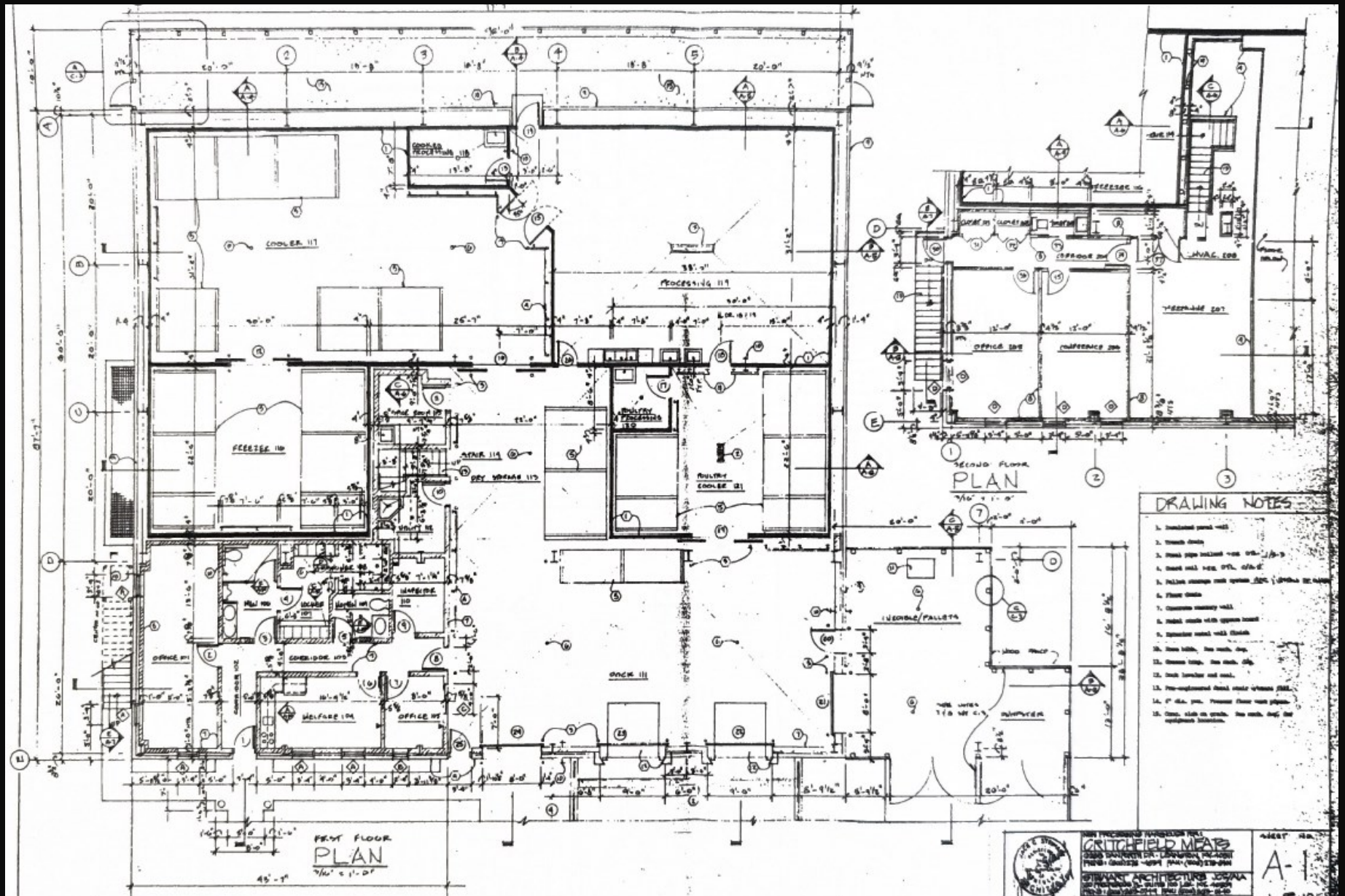
PROPERTY OVERVIEW



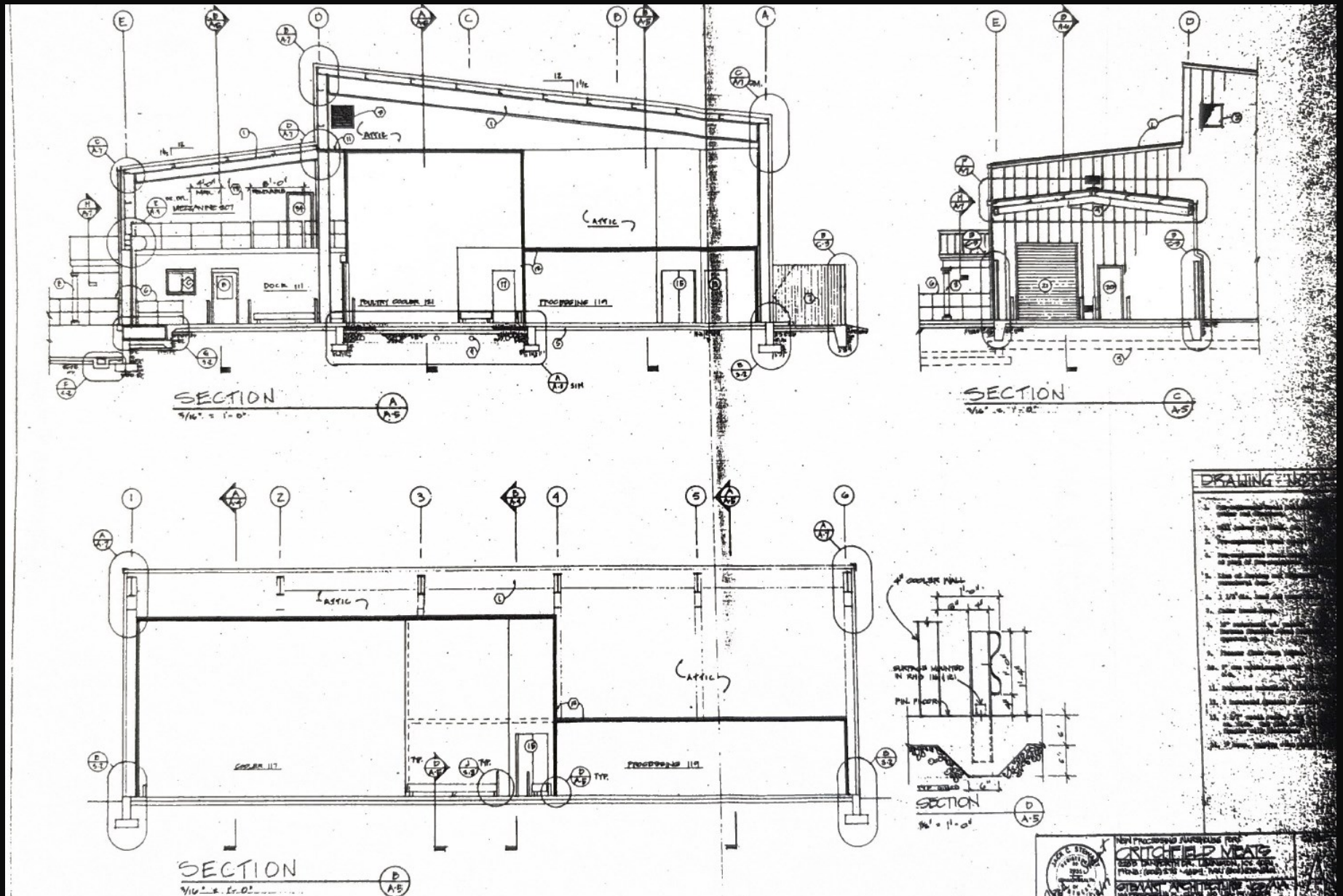
SITE PLANS



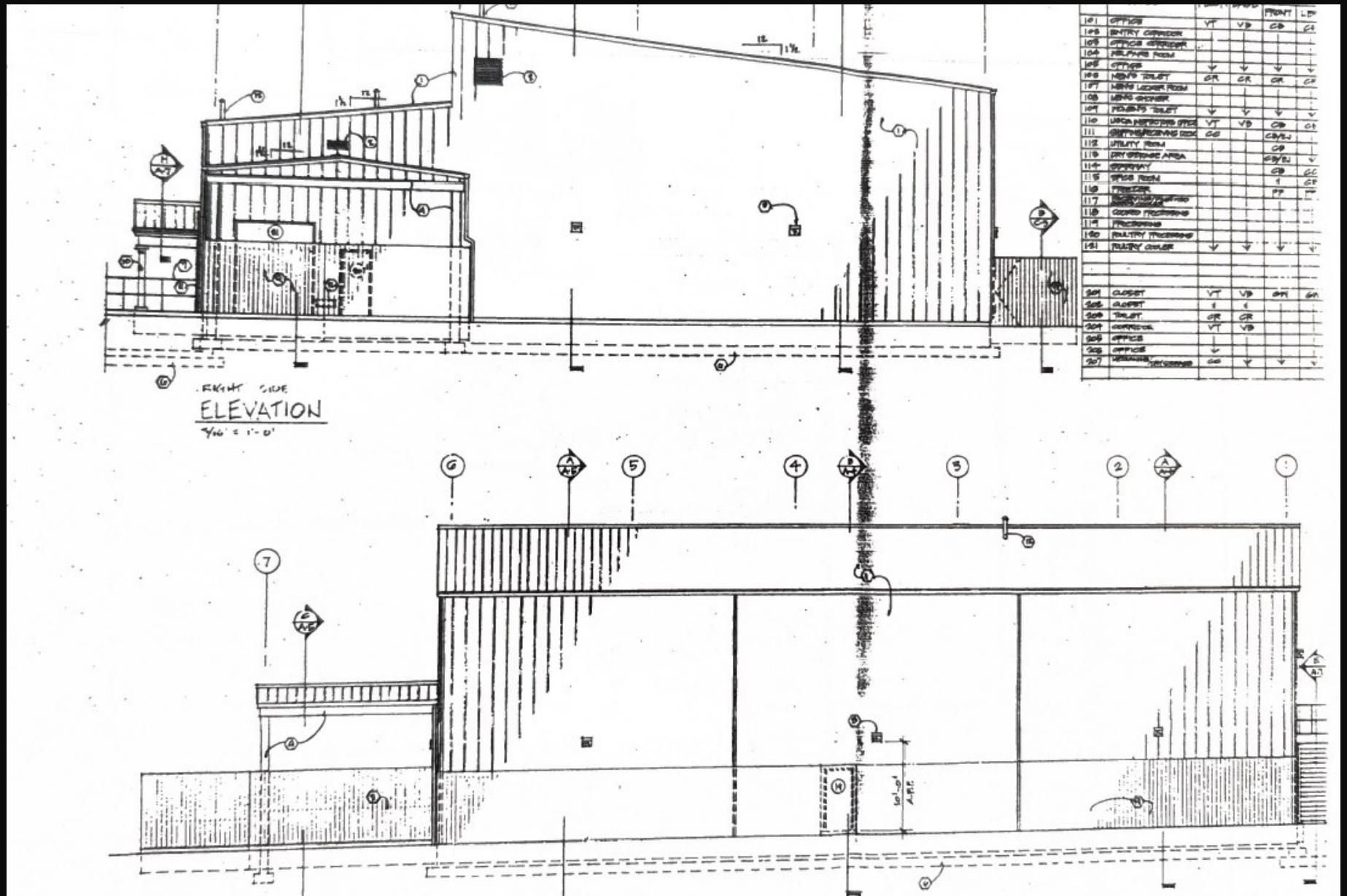
SITE PLANS



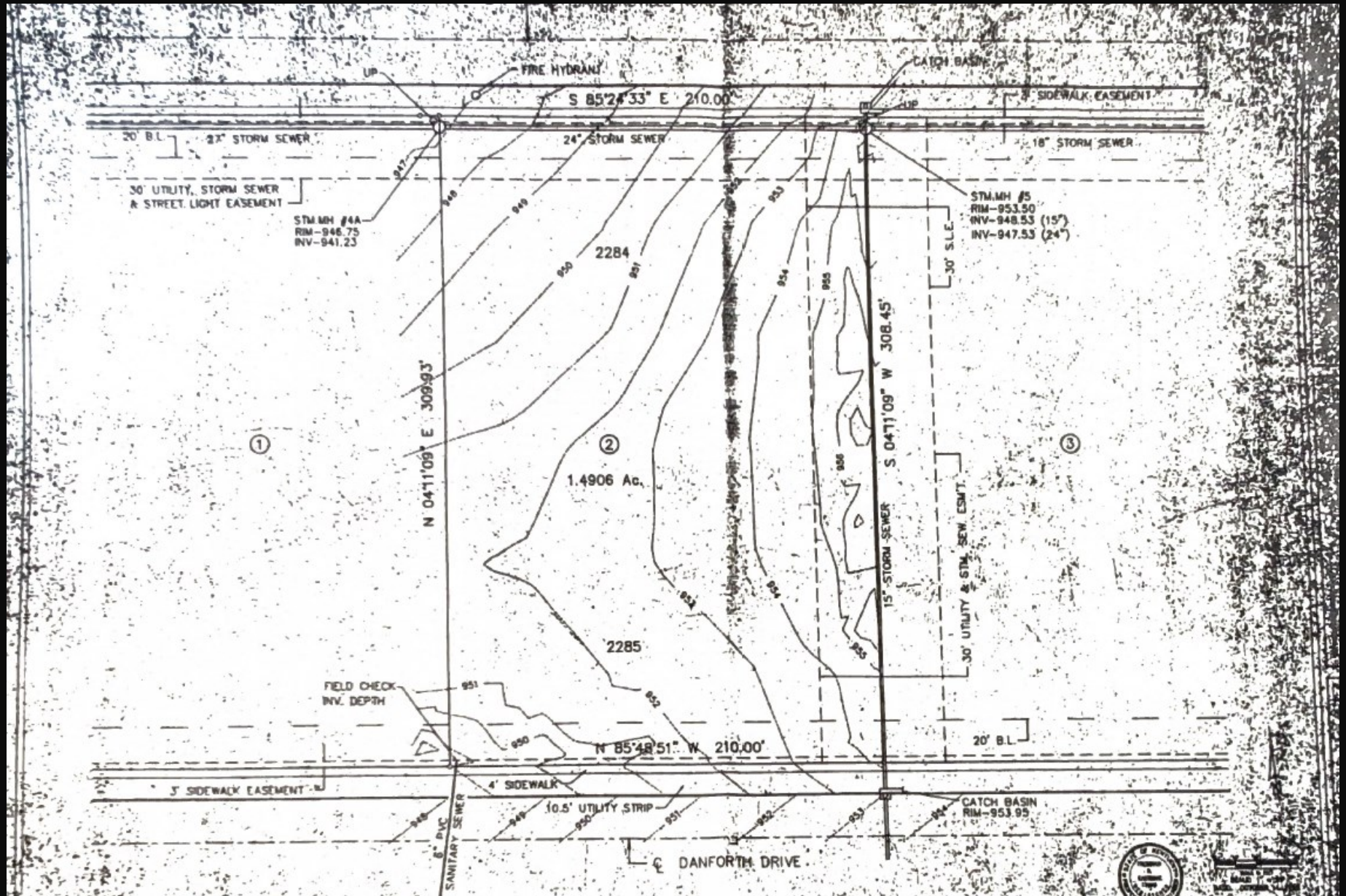
SITE PLANS



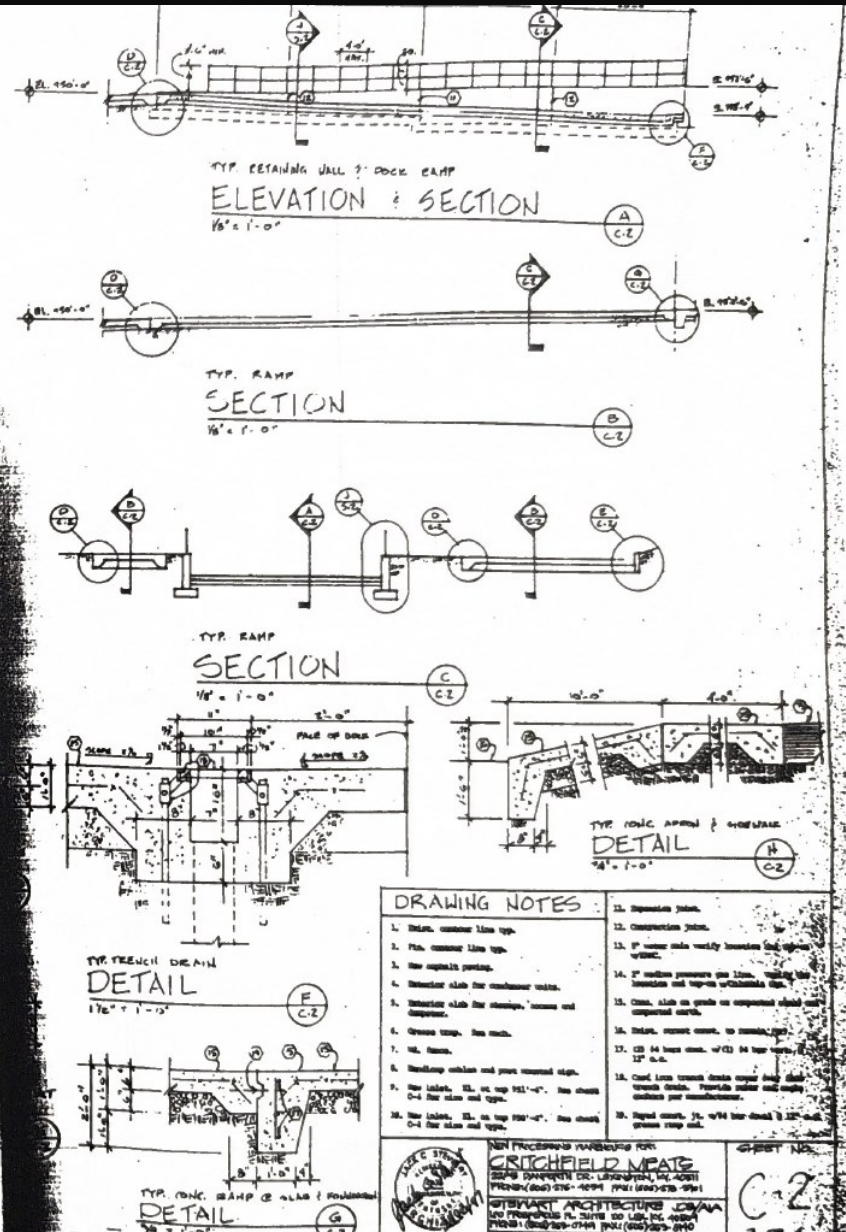
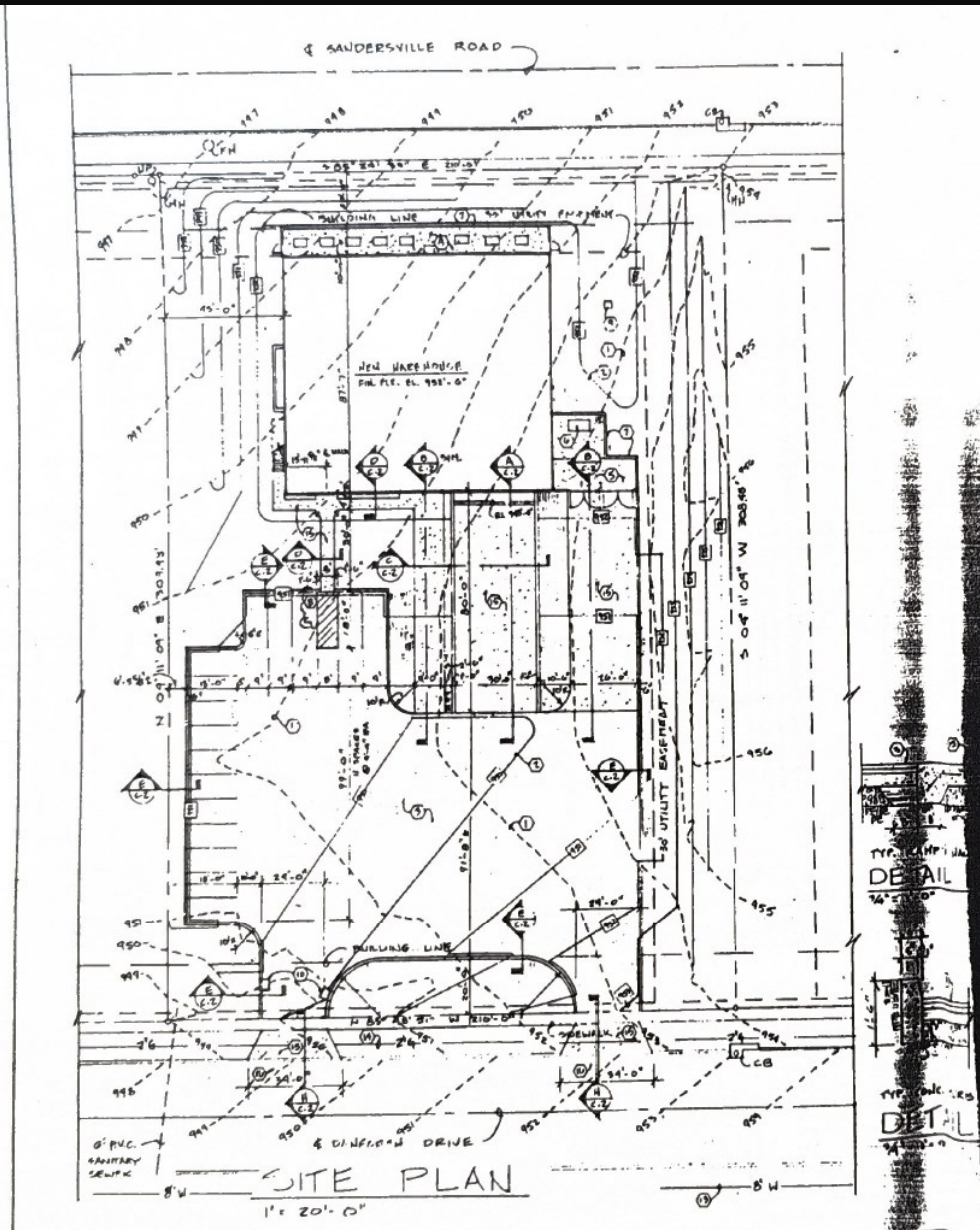
SITE PLANS



SITE PLANS



SITE PLANS



MARKETING ADVISORS

Josh McCurn

Director of Business Development & Communications

JMcCurn@HaymakerCompany.com



Zach Miller

Associate of Sales & Leasing

ZMiller@HaymakerCompany.com



CONFIDENTIALITY AGREEMENT Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Haymaker Company, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Haymaker Company. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Haymaker Company.

DISCLAIMER This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.** The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. © 2023 Haymaker Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Haymaker Company and the Haymaker Company logo are service marks of Haymaker Company. All other marks displayed on this document are the property of their respective owners. Photos