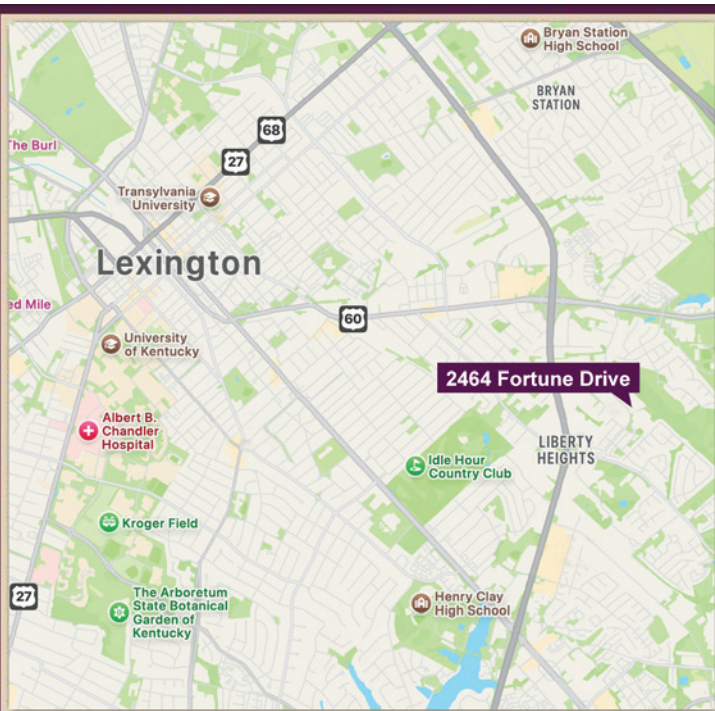


LEASING OPPORTUNITY

2464 FORTUNE DRIVE

2464 Fortune Drive, Lexington, Kentucky 40509



OPPORTUNITIES

- * 7,134 SF Available.
- * Warehouse and office space with option to expand warehouse.
- * Ample parking.
- * Located in well-known business park.
- * Located 4 miles east of downtown Lexington with quick access to New Circle Road.
- * Located 2 miles from I-75.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity
Management
Group, Inc.**

Leasing Representative: **Jason Taylor**
jtaylor@equity-management.com

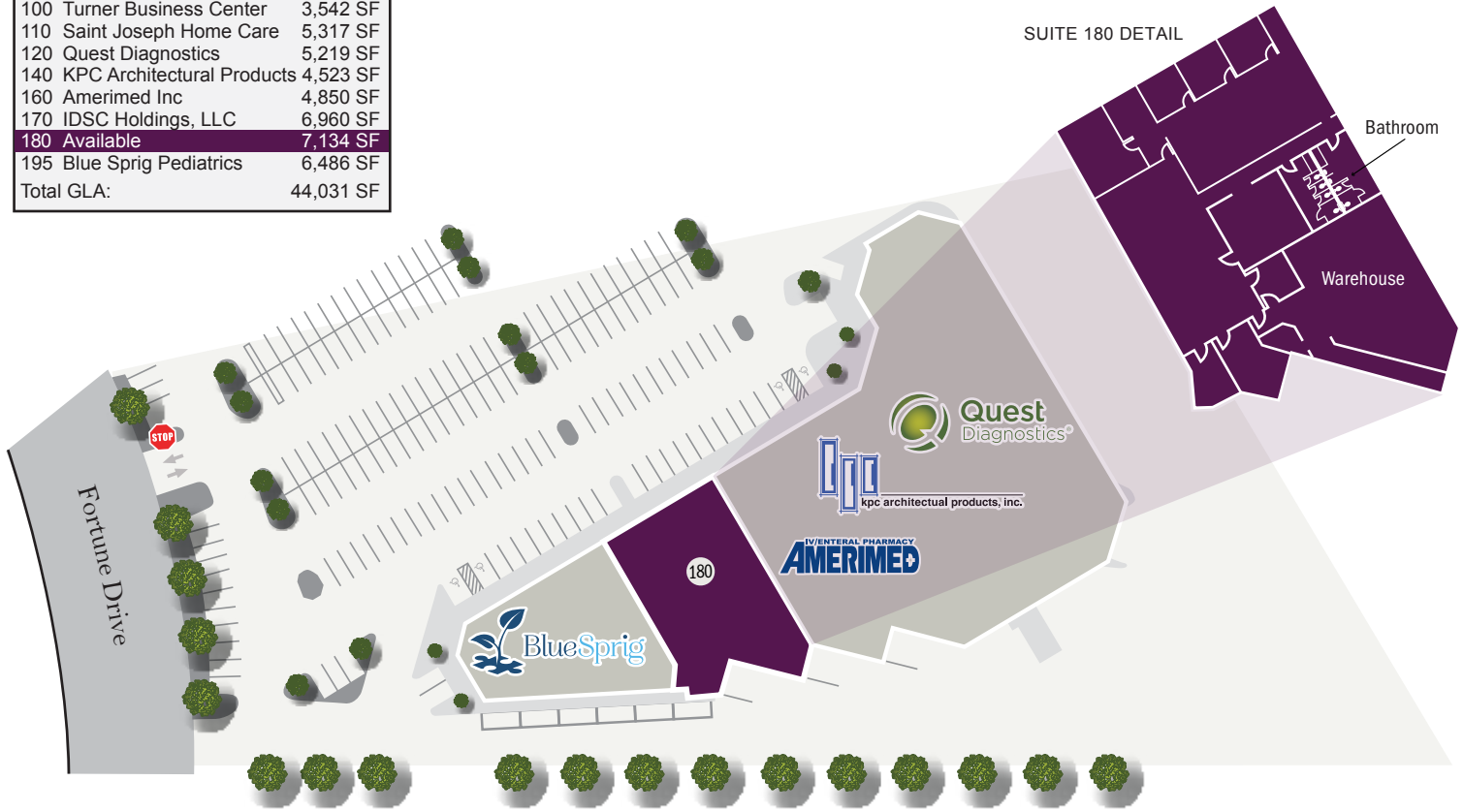
Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

2464 FORTUNE DRIVE

2464 Fortune Drive, Lexington, Kentucky 40509

100 Turner Business Center	3,542 SF
110 Saint Joseph Home Care	5,317 SF
120 Quest Diagnostics	5,219 SF
140 KPC Architectural Products	4,523 SF
160 Amerimed Inc	4,850 SF
170 IDSC Holdings, LLC	6,960 SF
180 Available	7,134 SF
195 Blue Sprig Pediatrics	6,486 SF
Total GLA:	44,031 SF



PROPERTY SPECIFICS

Anchor Tenant(s):	Amerimed
Total Land Area:	4 Acres
Zoned:	B-4 - Warehouse/ Wholesale Business
Parking Spaces:	Ample

PROPERTY ADVANTAGES

Warehouse and office space with option to expand warehouse. 2464 Fortune Drive is about 4 miles east of downtown Lexington. Quick access to New Circle Road and only about 2 miles from I-75.

LOCATION

Located at: 2464 Fortune Drive, about 4 miles east of downtown Lexington.

Strong and Growing Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	8,918	95,614	205,927
Average Household Income:	\$82,719	\$79,858	\$77,429
Estimated Number of Households:	4,009	41,487	88,416



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FOR LEASE:
• 7,134 SF Available



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