



## Office/Warehouse Building

2285 Frankfort Ct

Lexington, Kentucky 40510

Space

Rate

Size

Building

\$8.50 SF/yr

8,032 SF

### Property Highlights

- Great Sublease Opportunity!
- +/-8,032 SF office/warehouse building on +/-1.575 AC
- Existing lease expires 1/31/2026
- Conveniently located just off Old Frankfort Pike near New Circle Road in the northwest industrial corridor
- +/-1 AC of fenced outdoor storage
- Office space includes 4 offices, kitchenette and restrooms
- 18 parking spaces in front parking lot
- 1 dock height door and ramp on the back side of the building
- Warehouse is not heated
- 16' clear ceiling height with clear span building and heavy power
- Zoned I-1, Light Industrial
- Rental Rate: \$8.50 PSF NNN

### For More Information

**Bruce R. Isaac, SIOR, CCIM**

Senior Vice President

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Commercial Real Estate Services, Worldwide.

For Sublease  
8,032 SF | \$8.50 SF/yr  
Office/Warehouse



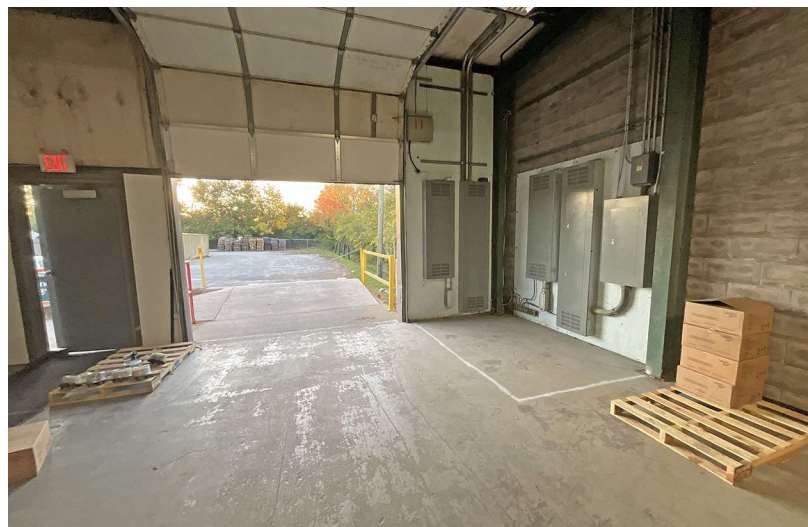
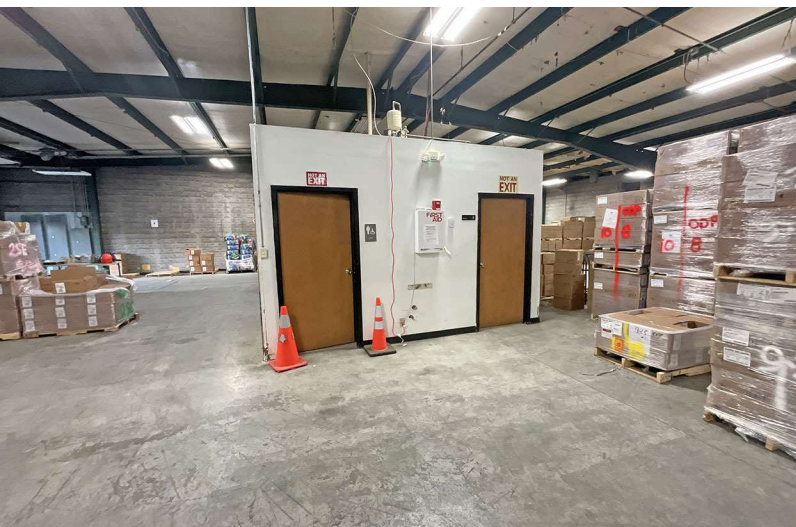
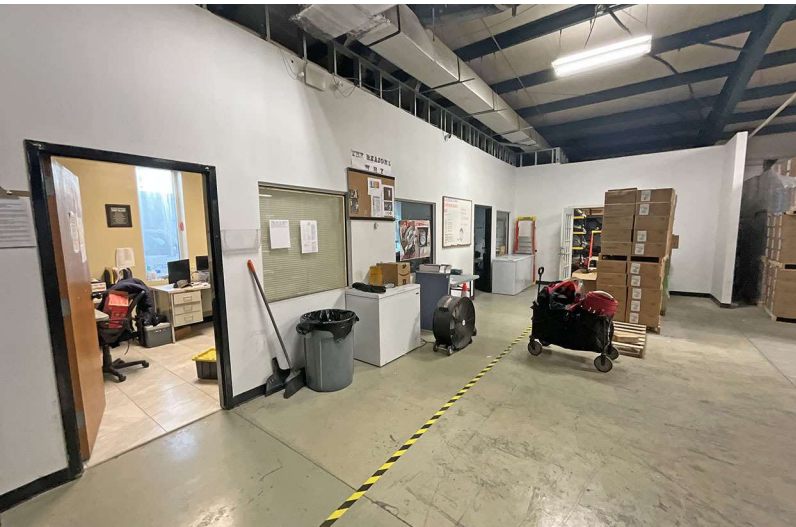
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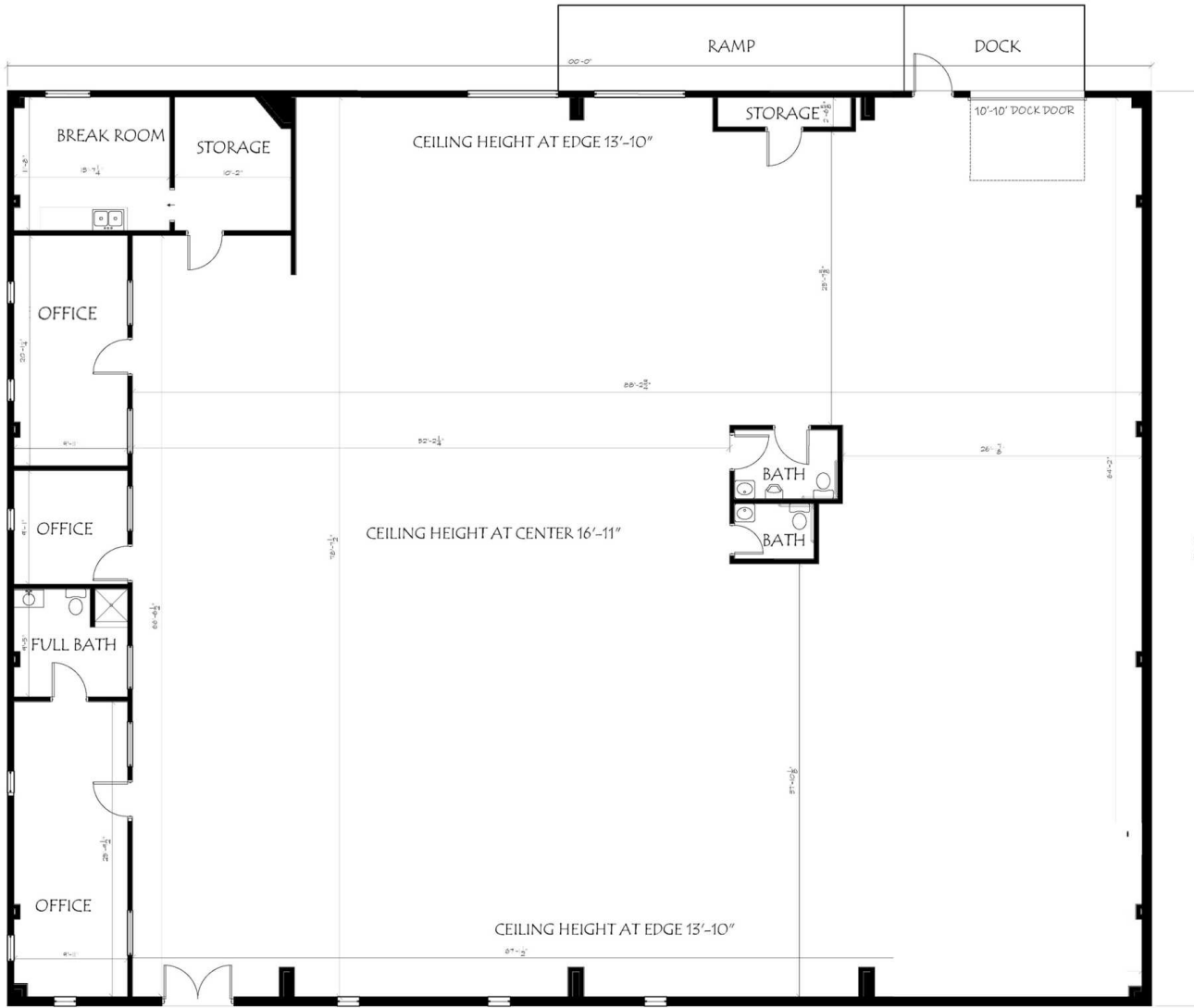
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**EXISTING FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 8,000 SQ. FT.



138 EAST FRENCHBURG RD.  
LEXINGTON, KY 40503  
PHONE 859.250.1100 | FAX 859.250.1104  
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PROJECT NAME  
**AS-BUILT PLAN FOR:  
2285 FRANKFORT COURT  
LEXINGTON, KY.**

PROJECT NAME  
**AS-BUILT PLAN FOR:  
2285 FRANKFORT COURT  
LEXINGTON, KY.**

No.	Description	Date

A 2022 AS-BUILT ARCHITECTURE  
DRAWING. PLEASE REFER TO THE AS-BUILT  
DRAWING FOR ALL DIMENSIONS AND DETAILS.  
THIS IS A CONSTRUCTION DOCUMENT. IT IS NOT  
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**A-1**

Project number 2022-066  
Date 5/23/2022

Scale

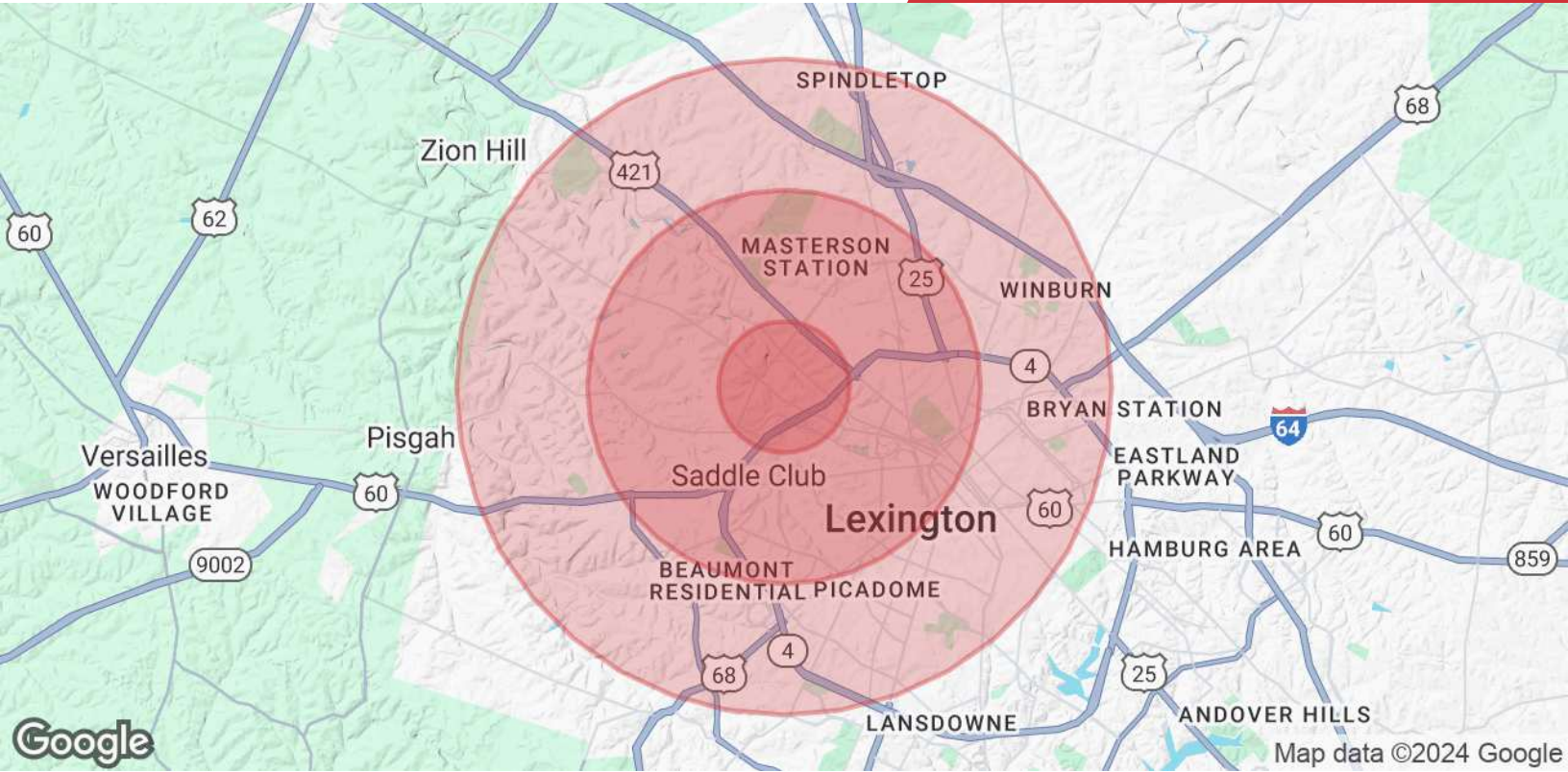


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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	3,109	59,479	137,336
<b>Average Age</b>	35	37	38
<b>Average Age (Male)</b>	34	36	37
<b>Average Age (Female)</b>	36	38	39
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,077	24,513	56,221
<b># of Persons per HH</b>	2.9	2.4	2.4
<b>Average HH Income</b>	\$71,336	\$78,284	\$86,636
<b>Average House Value</b>	\$239,124	\$278,260	\$351,268

Demographics data derived from 2024 STDB