

# 2001 LEESTOWN ROAD FRANKFORT, KY 40601



**THE GIBSON COMPANY**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY FEATURES

- ⇒ 224,457 Total Building SF
- ⇒ 17.928 Acres (Zoned IG - General Industrial)
- ⇒ 56,848 SF Available
- ⇒ Short Term Availability Through End of 2025
- ⇒ Entire Building Available 2026
- ⇒ 5 Docks w/ Levelers & Locks / 2 Drive-In
- ⇒ Clear Height: 18'-22' and 21'-24'
- ⇒ 7,500 amp 480v 3 Phase Electric
- ⇒ Less Than 2 Miles From I-64
- ⇒ **For Lease: \$5.50/SF NNN (OPEX: \$0.70)**



### Driving Distances

Toyota Motor Manufacturing	Georgetown, KY	22 miles
Ford Truck Plant	Louisville, KY	47 miles
Ford Assembly Plant	Louisville, KY	57 miles
BlueOvalSK Battery Park	Glendale, KY	88 miles
GM Corvette Plant	Bowling Green, KY	146 miles

### Air Freight Hubs

UPS Worldport	Louisville, KY	58 miles
Amazon Air Hub	Hebron, KY/Cincinnati	85 miles



## CONTACT US

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The Gibson Company  
1050 Monarch St #200  
Lexington, KY 40513

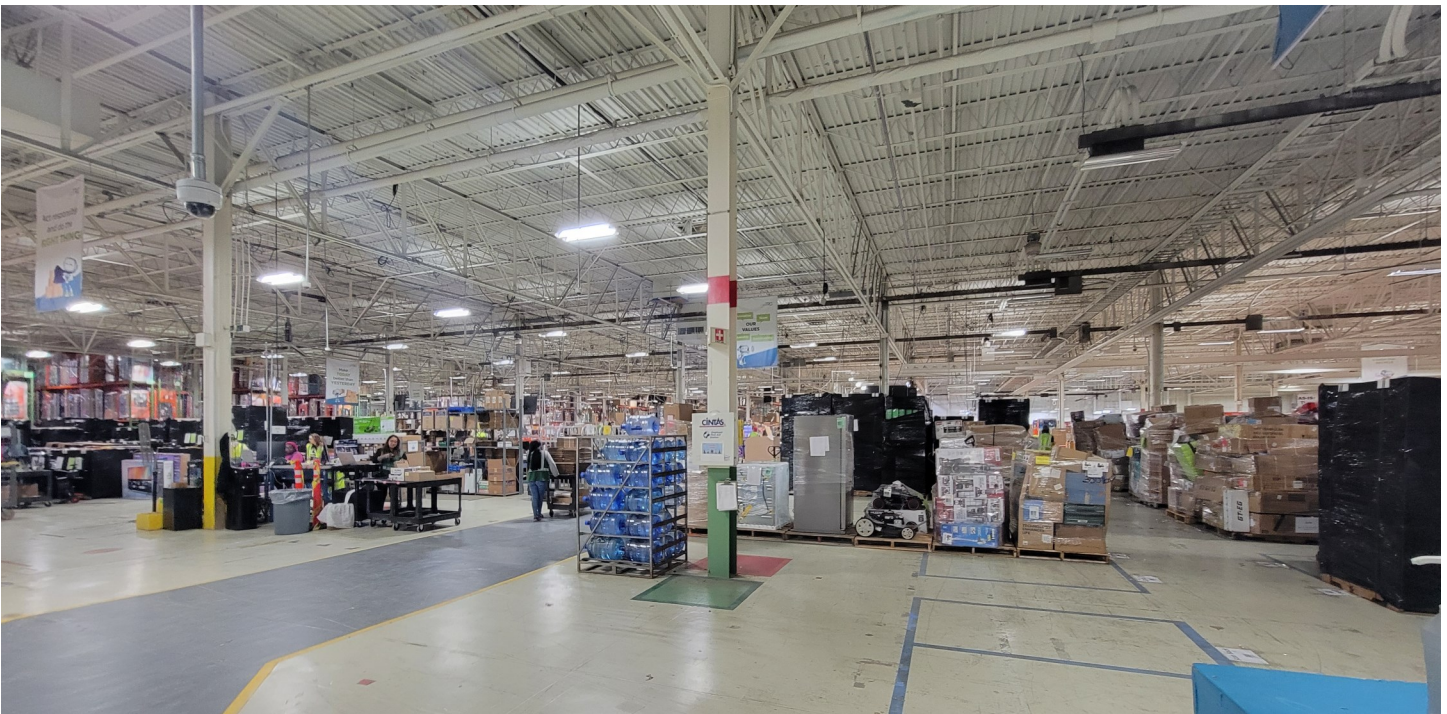


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 **PICTURES**



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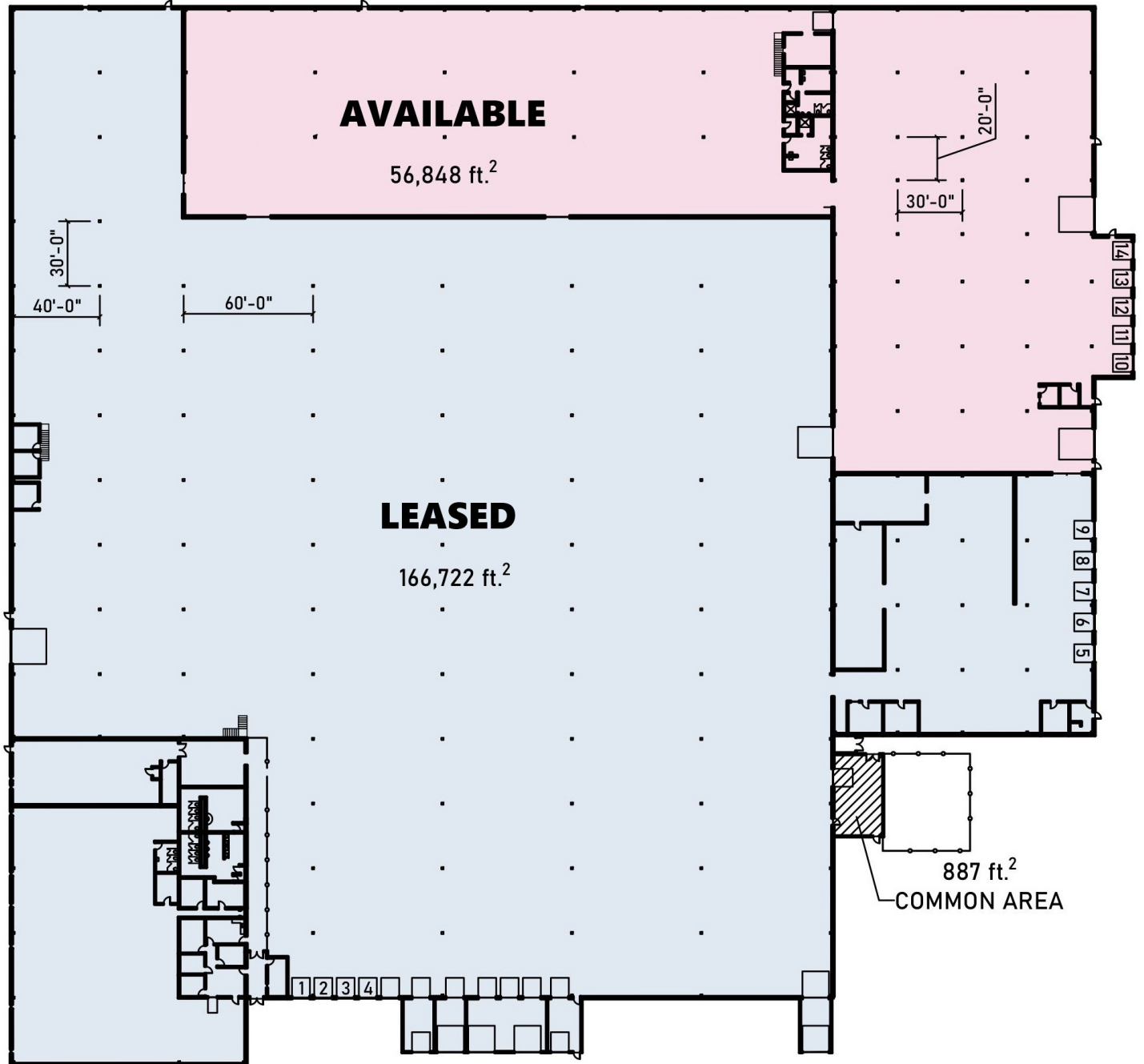
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 **FLOORPLAN**



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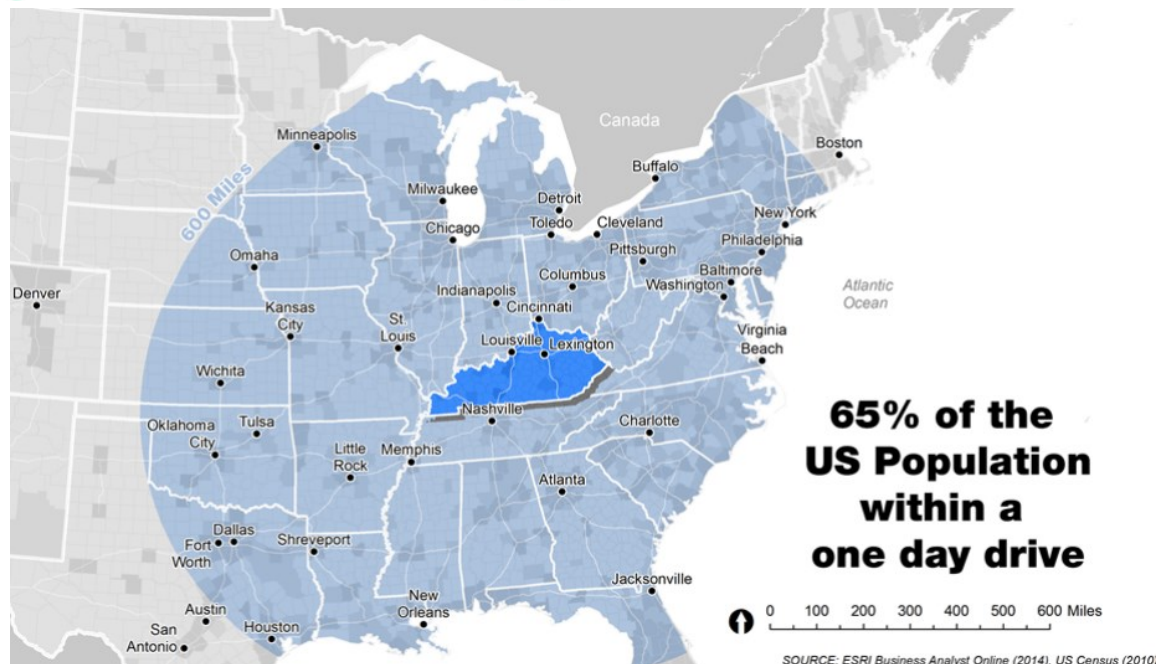
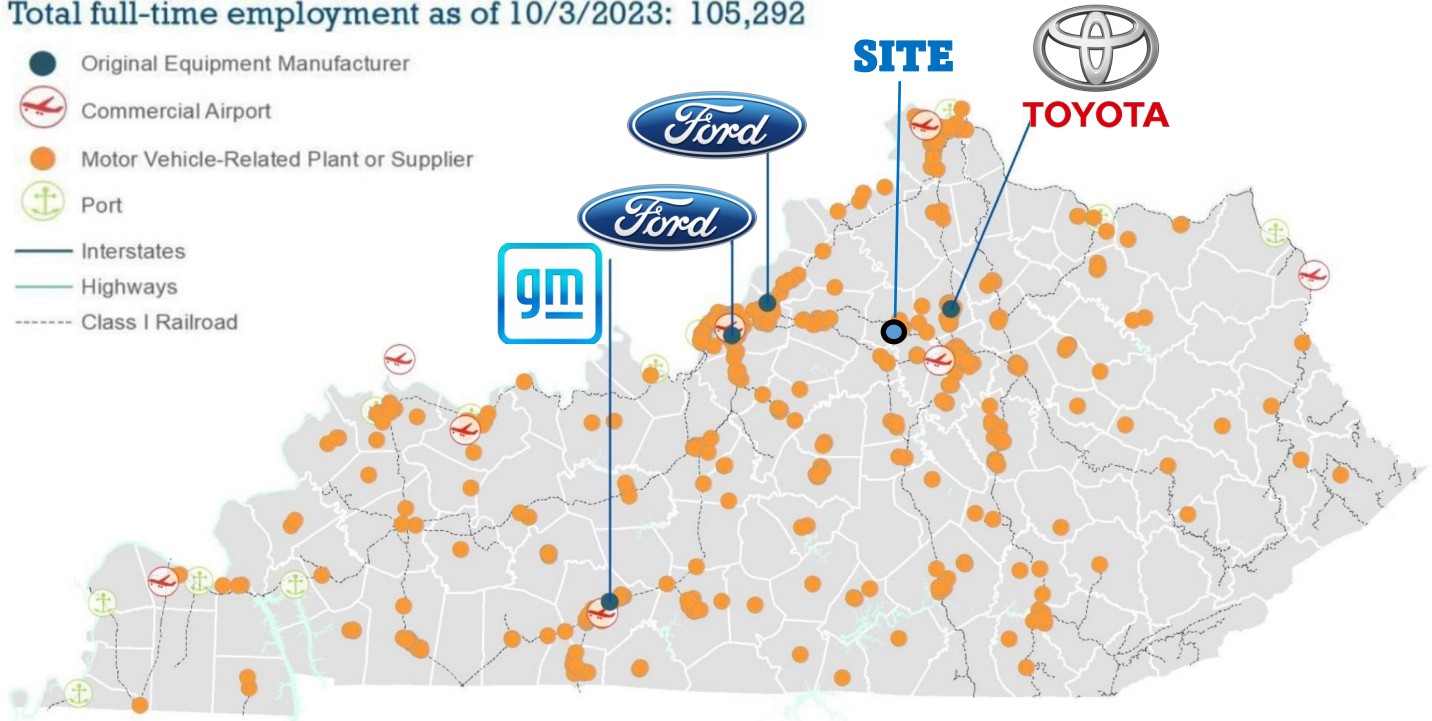


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# KENTUCKY'S AUTOMOTIVE SUPPLY CHAIN

Total number of motor vehicle-related facilities: 577

Total full-time employment as of 10/3/2023: 105,292



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**BUILDING SPECS**

<b>Total SF</b>	<b>224,457 SF</b>
<b>Site</b>	<b>17.928 Acres</b>
<b>Warehouse</b>	<b>215,000 +/- SF</b>
<b>Office</b>	<b>9,000 SF +/- SF</b>
<b>Dock Doors</b>	<b>(14) w/ Levelers &amp; Locks</b>
<b>Drive-In Doors</b>	<b>(5) 16'x16', 16'x16', 14'x14', 14'x12', 8'x8'</b>
<b>Clear Height</b>	<b>24' Main Section, 21'-24', 18'-22', 16' (former office)</b>
<b>Electric</b>	<b>7,500 amp 480v 3 Phase</b>
<b>Parking</b>	<b>180 Cars &amp; 18 Trailers</b>
<b>HVAC</b>	<b>Gas-Fired Cambridge Heat Systems / HVLS Fans</b>
<b>Column Spacing</b>	<b>30' x 60' Main Section</b>
<b>Fire Suppression System</b>	<b>Wet</b>
<b>Floor</b>	<b>6"</b>
<b>Year Built</b>	<b>1968 (Additions in 1972, 1984, 1992)</b>
<b>Construction Type</b>	<b>Steel, Masonry, Metal Siding</b>
<b>Zoning</b>	<b>IG - Industrial General</b>
<b>Natural Gas Provider</b>	<b>Columbia Gas 4" line</b>
<b>Water Provider</b>	<b>Frankfort Plant Board 8" line</b>
<b>Wastewater Provider</b>	<b>Frankfort Plant Board 6" line</b>

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