

BUILD-TO-SUIT OPPORTUNITY



2300 FORTUNE DRIVE

Lexington, Kentucky

Class A Flex Building

- Showroom/Office/Warehouse
- +/-33,000 SF Total Available
- Customize your space
- Premier location just minutes to I-75/I-64 and Lexington CBD.
- Located at a high visibility corner
- Traffic count of 37,200 VPD
- Rear drive-in doors available
- Abundant parking at the site
- Significant retail in close proximity
- Lease rate TBD by tenant build-out

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FortuneRealty.com

AMY MELLINGER
859.619.5369 • Amy@FortuneRealty.com

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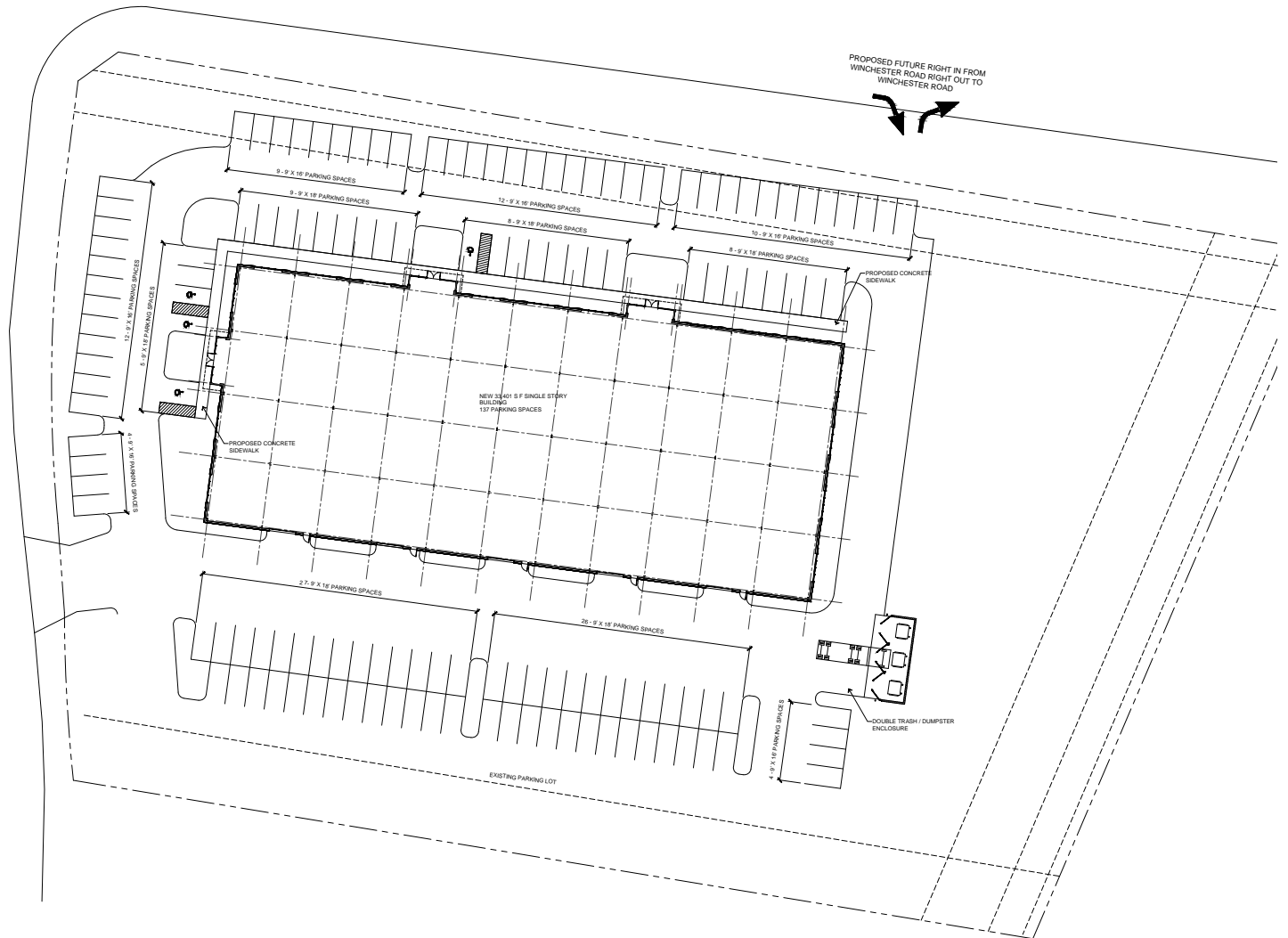
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CONCEPTUAL SITE PLAN



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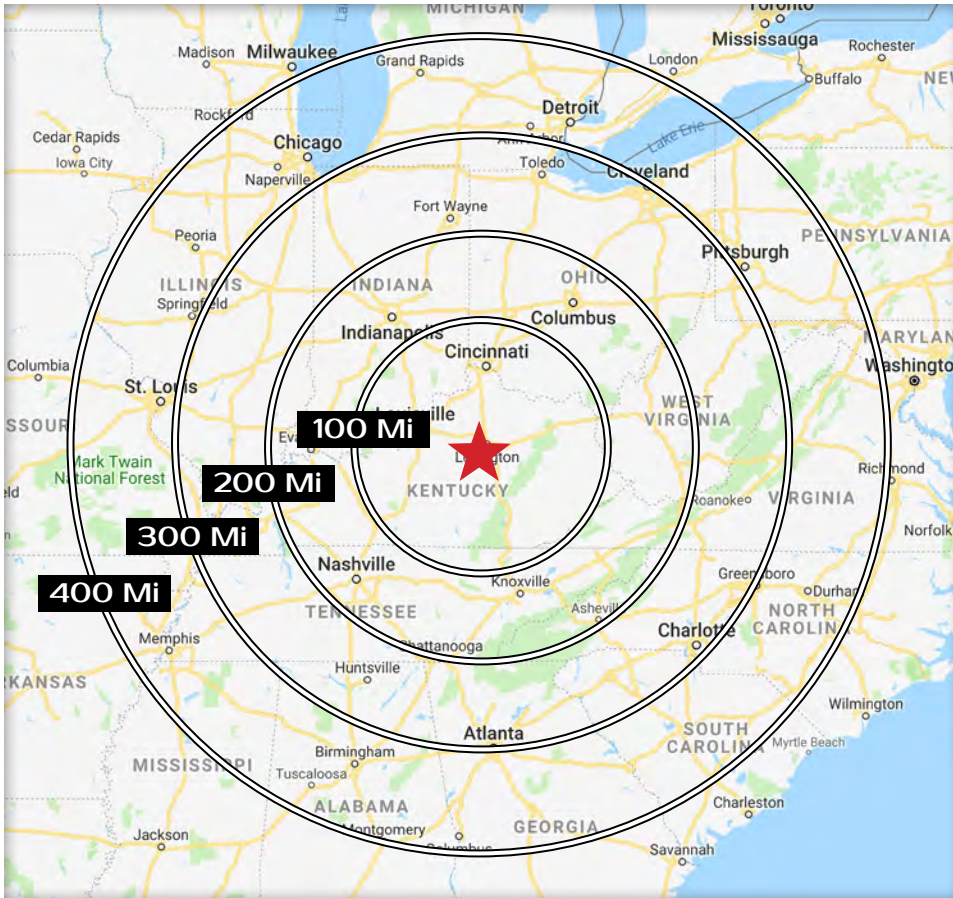
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Drive Times From Site to Major Cities

Cincinnati, OH	1 Hr 19 Min
Indianapolis, IN	2 Hr 54 Min
Columbus, OH	2 Hr 55 Min
Nashville, TN	3 Hr 17 Min
Cleveland, OH	4 hr 58 Min
St. Louis, MO	5 hr 2 Min
Detroit, MI	5 Hr 15 Min
Atlanta, GA	5 Hr 31 min
Chicago, IL	5 hr 37 Min
Pittsburgh, PA	5 Hr 43 Min
Charlotte, NC	6 Hr 10 Min
Washington, DC	7 Hr 58 Min

Distances From The Site (Kentucky)

I-75	1.5 Miles	Richmond	24 Miles
I-64	2.5 Miles	Louisville	80 Miles
Lexington CBD	3.5 Miles	Bowling Green	162 Miles

