

# FOR LEASE

FLEX/INDUSTRIAL BUILDINGS

## 470 CONWAY CT.

LEXINGTON, KY 40511



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# 01: EXECUTIVE SUMMARY

470 CONWAY CT.

## PROPERTY DESCRIPTION

470 Conway Court consists of two flex buildings built in 1999, totaling 25,463 SF on 1.93 I-1-zoned acres. The buildings are split-faced block and metal construction, 19' clear height, 8 GL doors, 1 outside truck well dock, metal halide lighting, 3-phase electric. The ratio throughout the facility is 35% office vs 65% warehouse with +/- 25 parking spaces.

The property is located in the north/northwest corridor of Lexington off of Buck Lane and in close proximity to other industrial users such as FedEx, Coca Cola, Columbia Gas, UPS, and Amazon. The location is equally accessible to the Leestown and Georgetown Rd. corridors.

**Suite B-8:** 3,173 total SF, appx. 50% office including reception, individual office, conference, open work space, break room, and restrooms, appx. 50% warehouse including suspended gas heat, 19' clear height, and two drive in doors.



**3,173 SF  
AVAILABLE**



**\$9.25  
PSF + NNN**



**ZONED  
I-1**

# 02: PROPERTY OVERVIEW

470 CONWAY CT.

## PROPERTY HIGHLIGHTS

### PREMISES

Small high-demand flex units.

### MANAGEMENT

Professionally managed.

### ACCESSIBILITY

Close proximity to the corner of Buck Lane/Citation Blvd and I-75/I-64.

### INDUSTRIAL FEATURES

19' clear height, 8 GL drive-in doors, 1 outside truck well dock, and 3-phase electric.

### IMPROVEMENTS

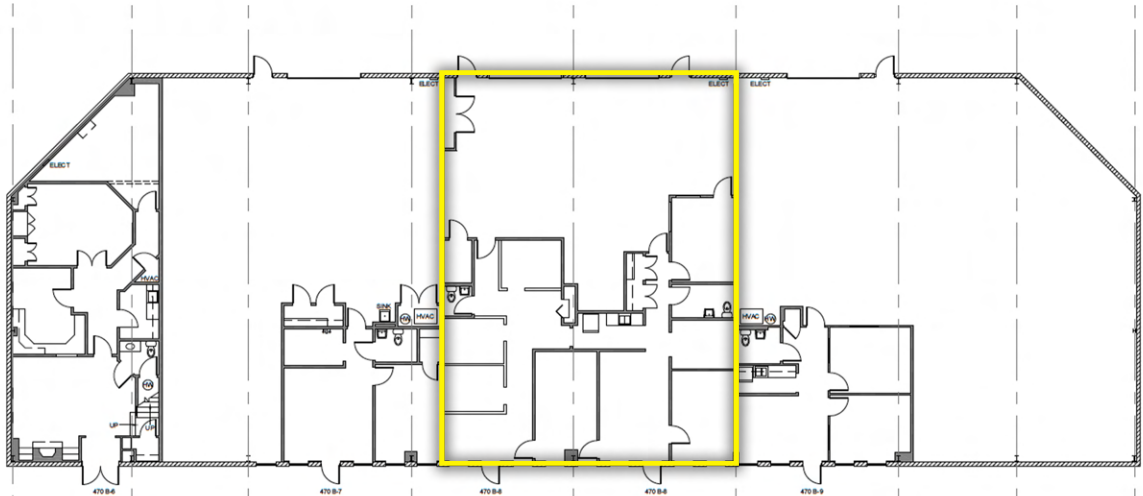
Recently resurfaced parking lot with +/- 25 parking spaces, new exterior LED wallpacks, and new exterior paint.



# 02: PROPERTY OVERVIEW

470 CONWAY CT.

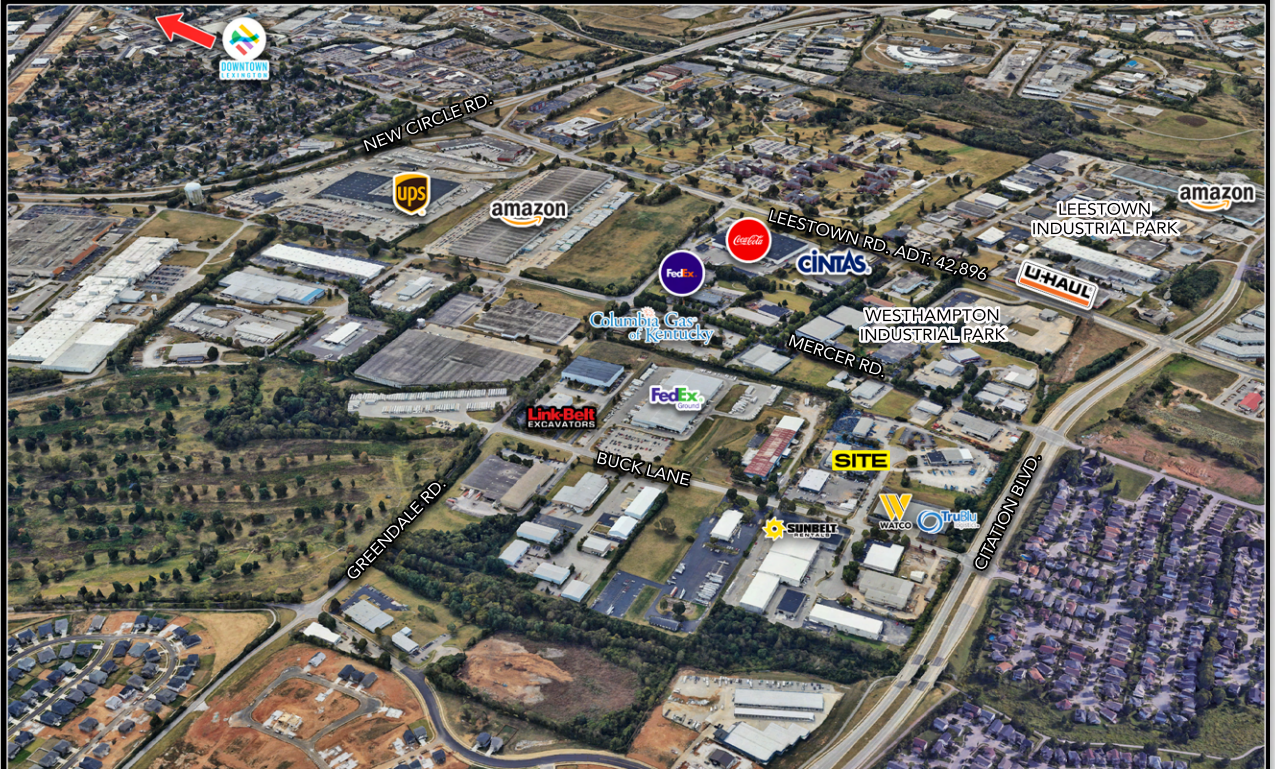
## FLOOR PLAN - SUITE B-8



**SUITE B-8:**  
**3,173 SF**

# 03: LOCATION INSIGHTS

AERIAL  
470 CONWAY CT.



# 03: LOCATION INSIGHTS

470 CONWAY CT.

AERIAL

**INTERSTATE 75/64**

3.2 MILES

**NEW CIRCLE RD.**

ABOUT 1 MILE

**BLUE GRASS**

**AIRPORT**

ABOUT 6 MILES

**DOWNTOWN**

**LEXINGTON**

3.7 MILES

**UNIVERSITY OF**

**KENTUCKY**

5.3 MILES



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## 470 CONWAY CT.

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.