



For Lease: 74,150 SF Class A Industrial Facility



2375 Fortune Drive

LEXINGTON, KY 40509

PRESENTED BY:

JOHN BUNCH, SIOR
C: 859.433.8911
john.bunch@svn.com

PROPERTY SUMMARY

FOR LEASE: CLASS A INDUSTRIAL FACILITY

2375 FORTUNE DRIVE
LEXINGTON, KY 40509

OFFERING SUMMARY

LEASE RATE:	\$7.50 SF/yr (NNN)
BUILDING SIZE:	74,150 SF
AVAILABLE SF:	74,150 SF
LOT SIZE:	5.92 Acres

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to 2375 Fortune Drive to market for lease. The property is a well-located, Class A industrial building offering featuring 74,150 square feet on 5.92 acres within one of Lexington's most established industrial parks. Constructed in 2001 and zoned I-1 (Light Industrial), the property is ideally configured for both distribution and manufacturing users seeking a modern, high-function facility with strong utility capacity.

The building is loaded with features including but not limited to 22' clear height, wet- sprinkled fire protection system, robust power exceeding 12,000 amps of 480V/3 phase service, and is fully climate controlled. Loading includes six (6) dock-high doors with levelers and one (1) grade-level drive-in door, providing flexible inbound and outbound logistics capability.

Positioned with immediate access to Interstates 75 and 64, the property offers exceptional regional and interstate connectivity, allowing efficient distribution throughout Central Kentucky and into major Midwest and Southeast markets. Its location supports last-mile logistics, regional distribution as well as light-manufacturing. The building is located within a strong industrial park environment alongside notable users including Graybar, Trane Supply, United Rentals, and Bullard, reinforcing the park's established industrial character and long-term stability.

For further inquiries or to schedule a private tour please contact John Bunch at 859-433-8911 or john.bunch@svn.com.

PROPERTY HIGHLIGHTS

- 74,150 SF on 5.92 acres
- Built in 2001 | Zoned I-1 (Light Industrial)
- 22' clear height | Wet-sprinklered
- 6 dock-high doors with levelers
- 1 grade-level drive-in door
- 12,000+ amps of 480V / 3-phase power
- Immediate access to I-75 and I-64
- Ideal for distribution and manufacturing



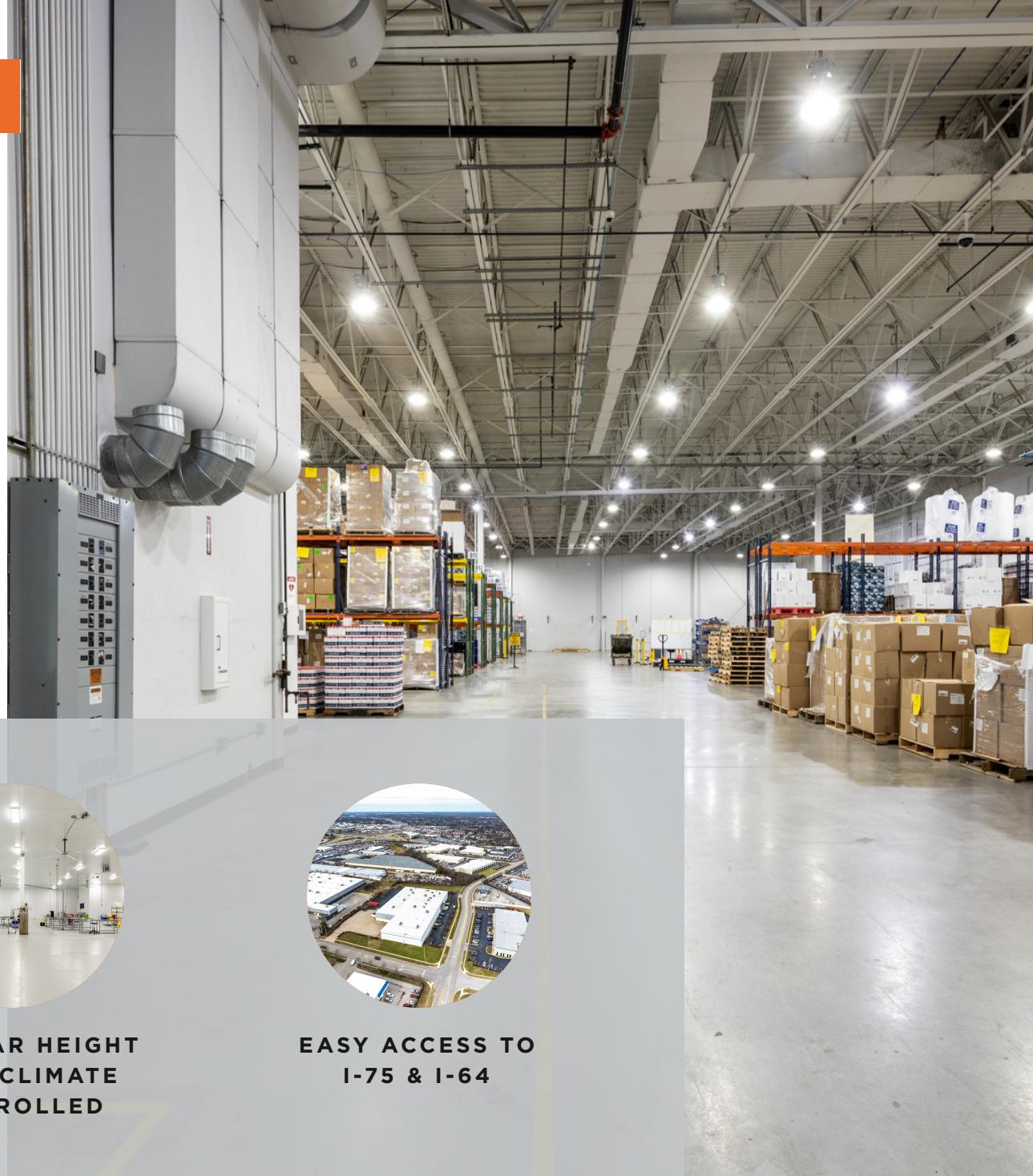
**6 DOCK-HIGH
DOORS W/LEVELERS**



**22' CLEAR HEIGHT
FULLY CLIMATE
CONTROLLED**



**EASY ACCESS TO
I-75 & I-64**

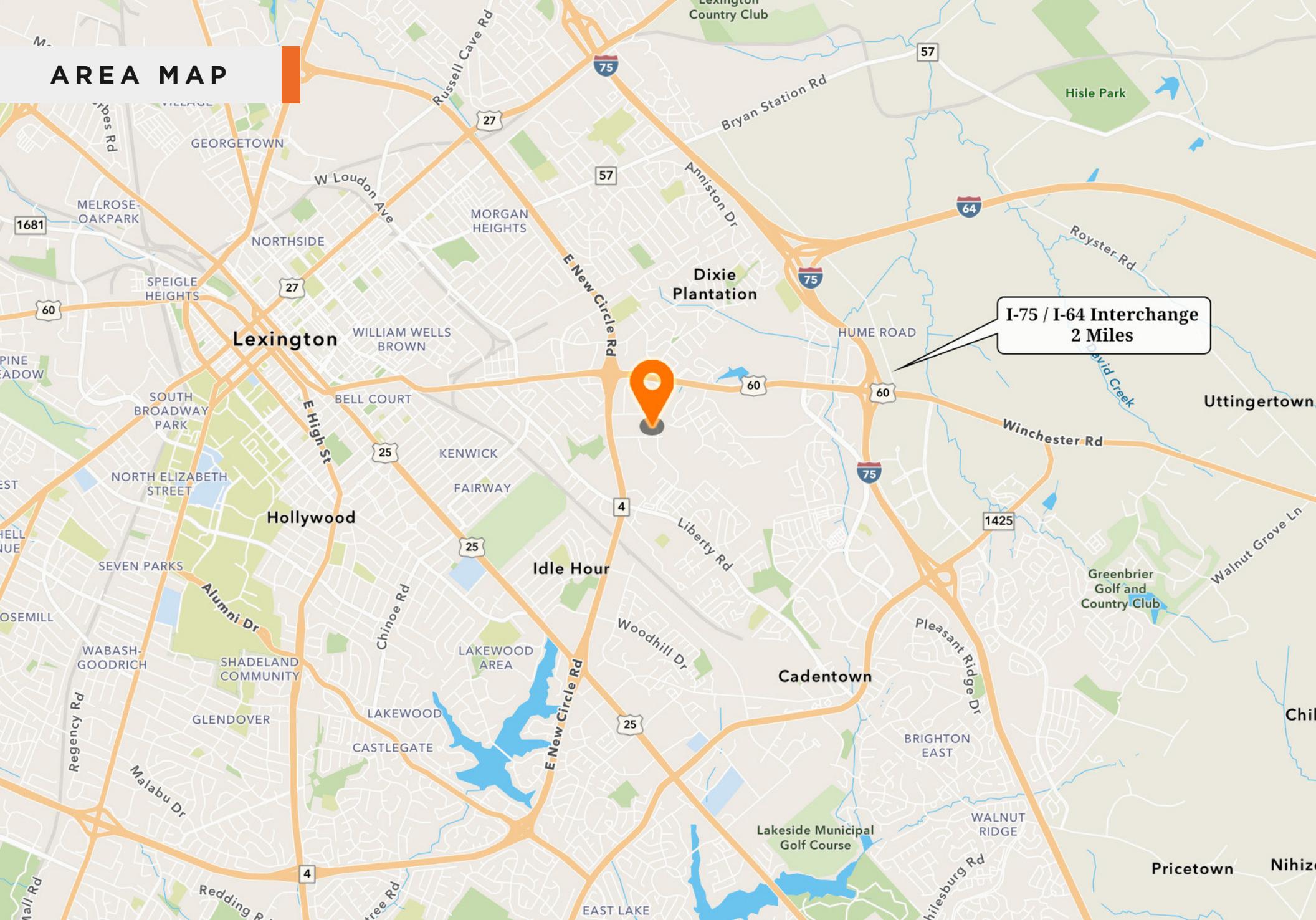




ADDITIONAL PHOTOS



AREA MAP





JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com

Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate. John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of Industrial real estate at SVN International Corp and a top producer amongst the firm nationwide being recognized for superior performance since 2017 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022 and 2025. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office space globally. He sits on the Board for the Kentucky chapter.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with his wife Maggie as well as their four children. In his free time, he loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats! You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.