



For Lease: 74,150 SF Class A Industrial Facility

2375 Fortune Drive

LEXINGTON, KY 40509

PRESENTED BY:

JOHN BUNCH, SIOR

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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**



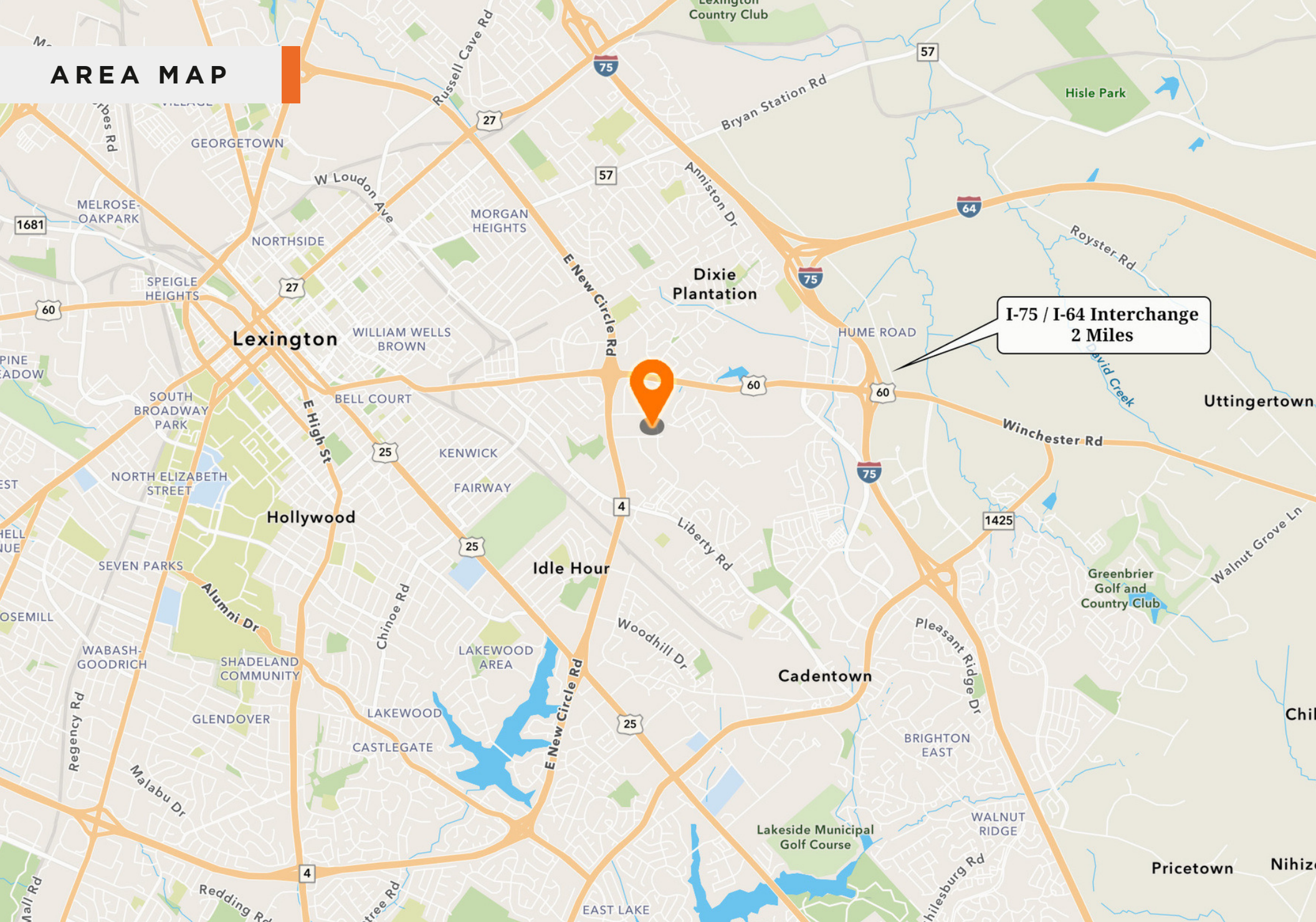
**EASY ACCESS TO
I-75 & I-64**



ADDITIONAL PHOTOS



AREA MAP





JOHN BUNCH, SIOR

Senior Advisor

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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

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DISCLAIMER

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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.