

2380 FORTUNE DRIVE LEXINGTON, KY 40509

LEASE RATE
\$11.95/SF
\$2.24/SF NNN



PROPERTY FEATURES

- ⇒ 12,000 SF (B-4 Zoning)
- ⇒ 19'4" to 21'3" Clear Height
- ⇒ (1) Dock Door & (1) 16' Drive-In
- ⇒ 7,209 SF Warehouse
 - Including 1,372 SF Climate Controlled
- ⇒ 4,791 SF Office
 - 11 Private Offices, Open Work Area,
 - 2 Conference Rooms, 4 Restrooms,
 - 2 Break Areas
- ⇒ 3-Phase Electric
- ⇒ Approximately 40 Parking Spaces
- ⇒ Divisible To:
 - ⇒ Suite 110 - 5,063 SF
 - 3,084 SF Warehouse / 1,979 SF Office
 - ⇒ Suite 120 - 6,937 SF
 - 4,125 SF Warehouse / 2,812 SF Office
 - Climate Controlled Warehouse



DRIVING DISTANCES

New Circle Road	0.4 Miles
Interstate I-64 / I-75	2.0 Miles
University of Kentucky	3.5 Miles
Bluegrass Airport	10.8 Miles
Toyota Assembly Plant	23.0 Miles



CONTACT US

Brian Erwin, SIOR, CCIM

859-492-5416

berwin@thegibsoncompany.com

bluegrasscre.com



BLUEGRASS
COMMERCIAL REAL ESTATE

This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it

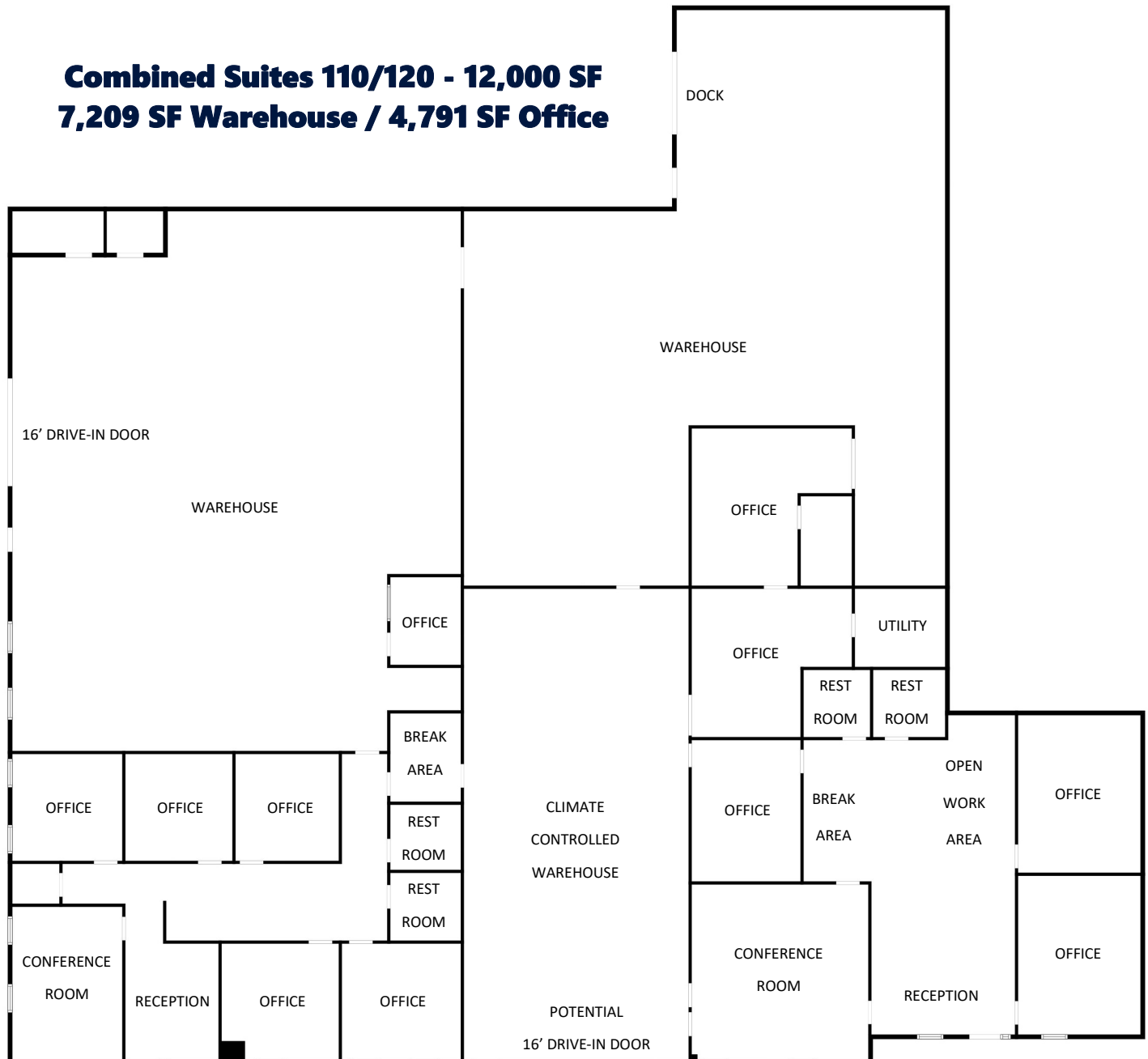
2380 FORTUNE DRIVE LEXINGTON, KY 40509

LEASE RATE
\$11.95/SF
\$2.24/SF NNN



FLOORPLAN

Combined Suites 110/120 - 12,000 SF
7,209 SF Warehouse / 4,791 SF Office



SUITE 110 - 5,063 SF
3,084 SF Warehouse / 1,979 SF Office

SUITE 120 - 6,937 SF
4,125 SF Warehouse / 2,812 SF Office

bluegrasscre.com



BLUEGRASS
COMMERCIAL REAL ESTATE

This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it

2380 FORTUNE DRIVE LEXINGTON, KY 40509

LEASE RATE
\$11.95/SF
\$2.24/SF NNN



PICTURES - SUITE 110 WAREHOUSE



bluegrasscre.com



BLUEGRASS
COMMERCIAL REAL ESTATE

This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it

2380 FORTUNE DRIVE LEXINGTON, KY 40509

LEASE RATE
\$11.95/SF
\$2.24/SF NNN



PICTURES - SUITE 110 OFFICE



bluegrasscre.com



BLUEGRASS
COMMERCIAL REAL ESTATE

This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it

2380 FORTUNE DRIVE LEXINGTON, KY 40509

LEASE RATE
\$11.95/SF
\$2.24/SF NNN



PICTURES – SUITE 120 WAREHOUSE



bluegrasscre.com



BLUEGRASS
COMMERCIAL REAL ESTATE

This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it

2380 FORTUNE DRIVE LEXINGTON, KY 40509

LEASE RATE
\$11.95/SF
\$2.24/SF NNN



PICTURES – SUITE 120 OFFICE



bluegrasscre.com



BLUEGRASS
COMMERCIAL REAL ESTATE

This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it

2380 FORTUNE DRIVE LEXINGTON, KY 40509

LEASE RATE
\$11.95/SF
\$2.24/SF NNN



EXTERIOR



bluegrasscre.com



BLUEGRASS
COMMERCIAL REAL ESTATE

This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it