



## Freestanding Data Center

102 Bypass Plaza Dr  
Frankfort, Kentucky 40601

### Property Highlights

- Former data center of a financial institution with specialized equipment and infrastructure in place
- Sale includes +/-0.8 AC adjacent lot ready for development, expansion or resale
- 2 Liebert DS105A Cooling Systems (460 Volts - 105kW - 360,000 BTU/h)
- 2 Liebert Deluxe System 3 Cooling Systems (245,000 BTU/h each - 105kW)
- 1 Powerware 9315 UPS (480 Volts)
- 1 Caterpillar 3400 Generator (4.7v output current)
- Specialized fire suppression system
- Raised floor in majority of the building
- Zoned PC, Planned Commercial Development

### Offering Summary

<b>Sale Price:</b>	\$1,600,000 REDUCED!
<b>Building Size:</b>	20,328 SF
<b>Lot Size:</b>	3.5 Acres

### For More Information

#### Jamie Adams, SIOR, CCIM

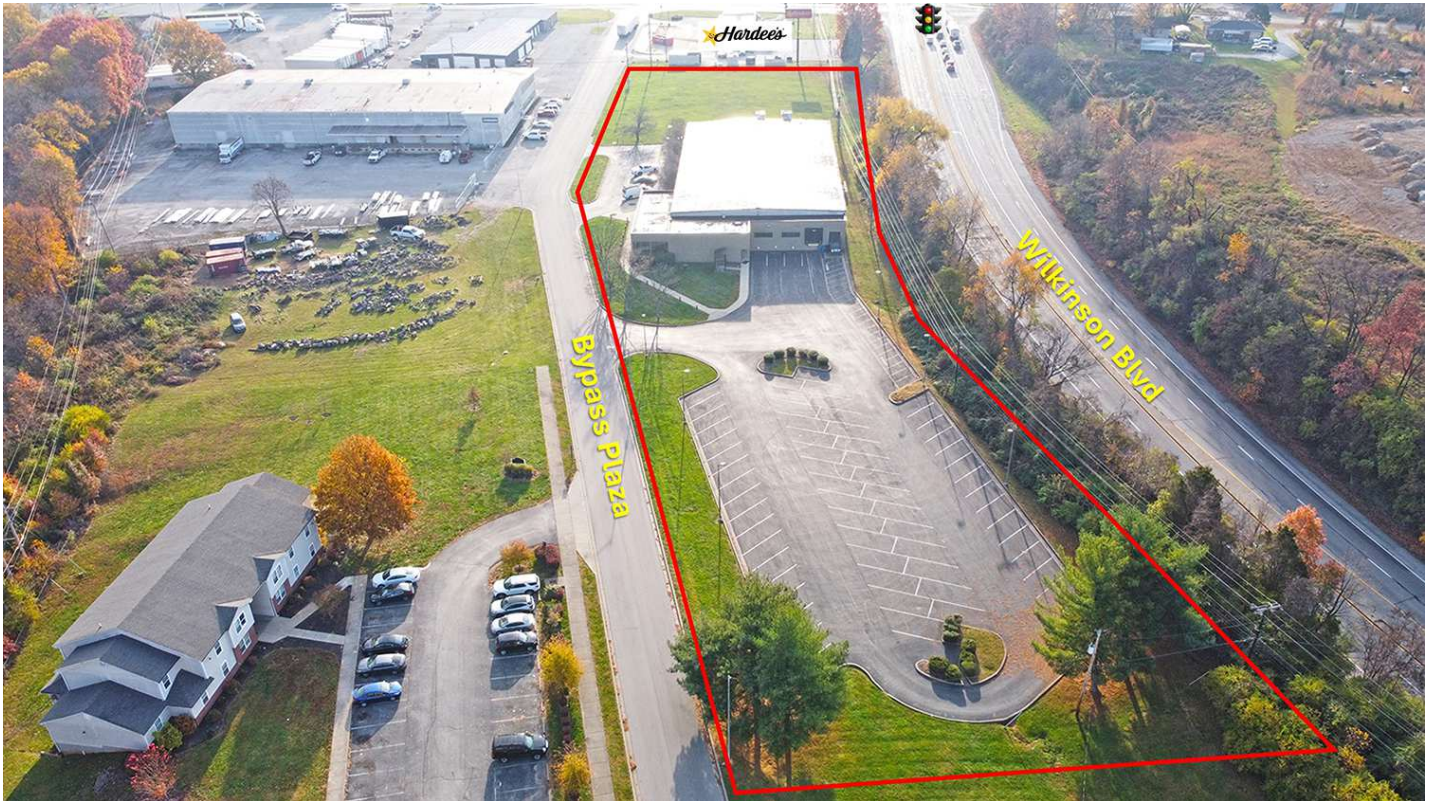
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### Location Information

Street Address	102 Bypass Plaza Dr
City, State, Zip	Frankfort, KY 40601
County	Franklin County
Cross Street	Schenkel Lane

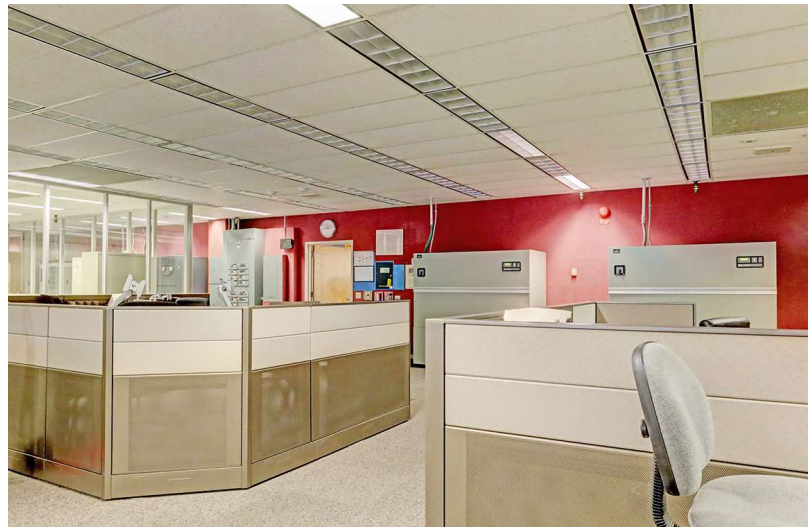
### Building Information

Building Size	20,328 SF
Number of Floors	1
Year Built	1985

### Property Information

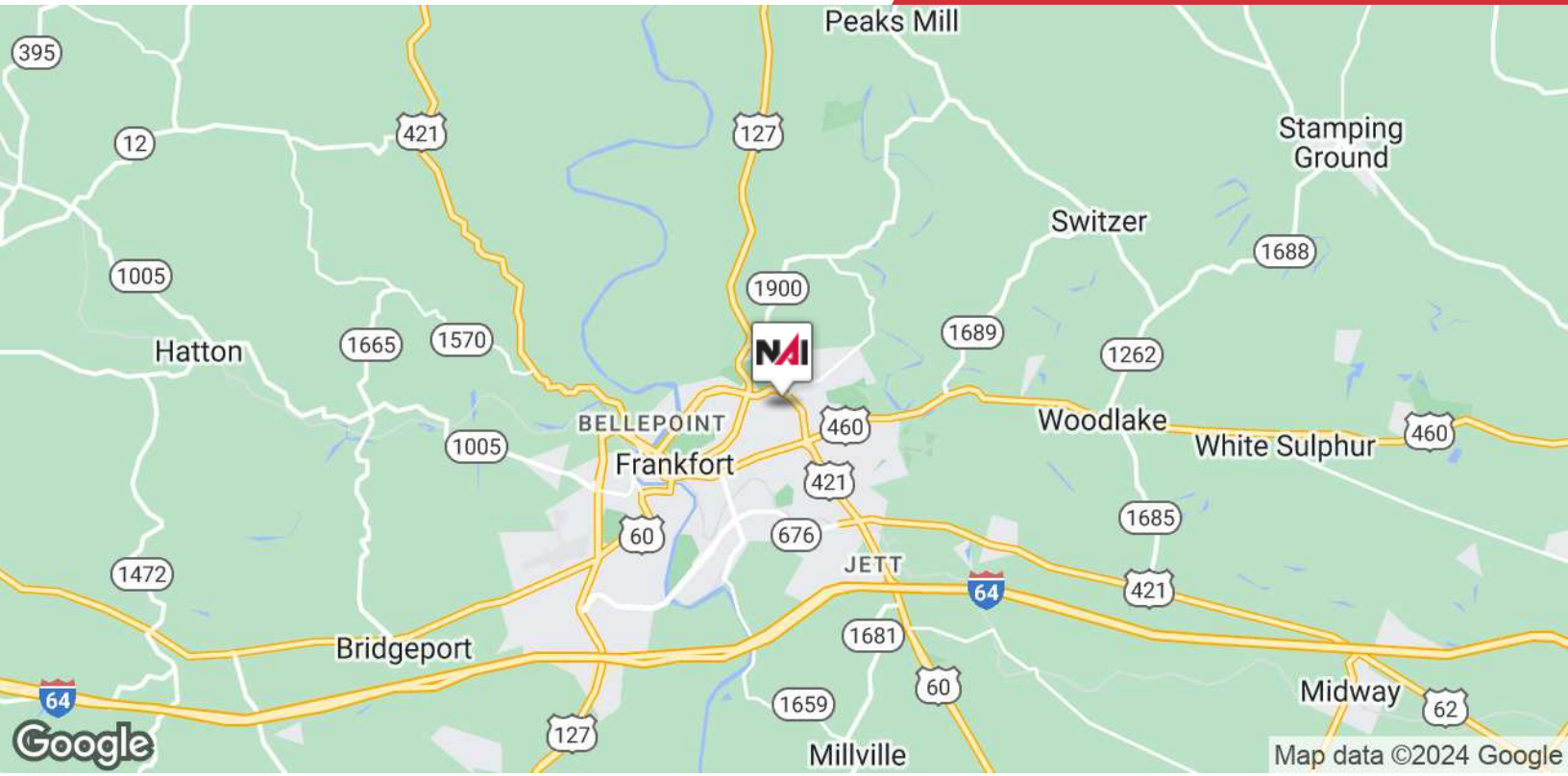
Property Type	Industrial
Property Subtype	Data Center
Zoning	PC, Planned Commercial Development
Lot Size	3.5 Acres
APN #	074-00-00-006.00, 074-00-00-007.00





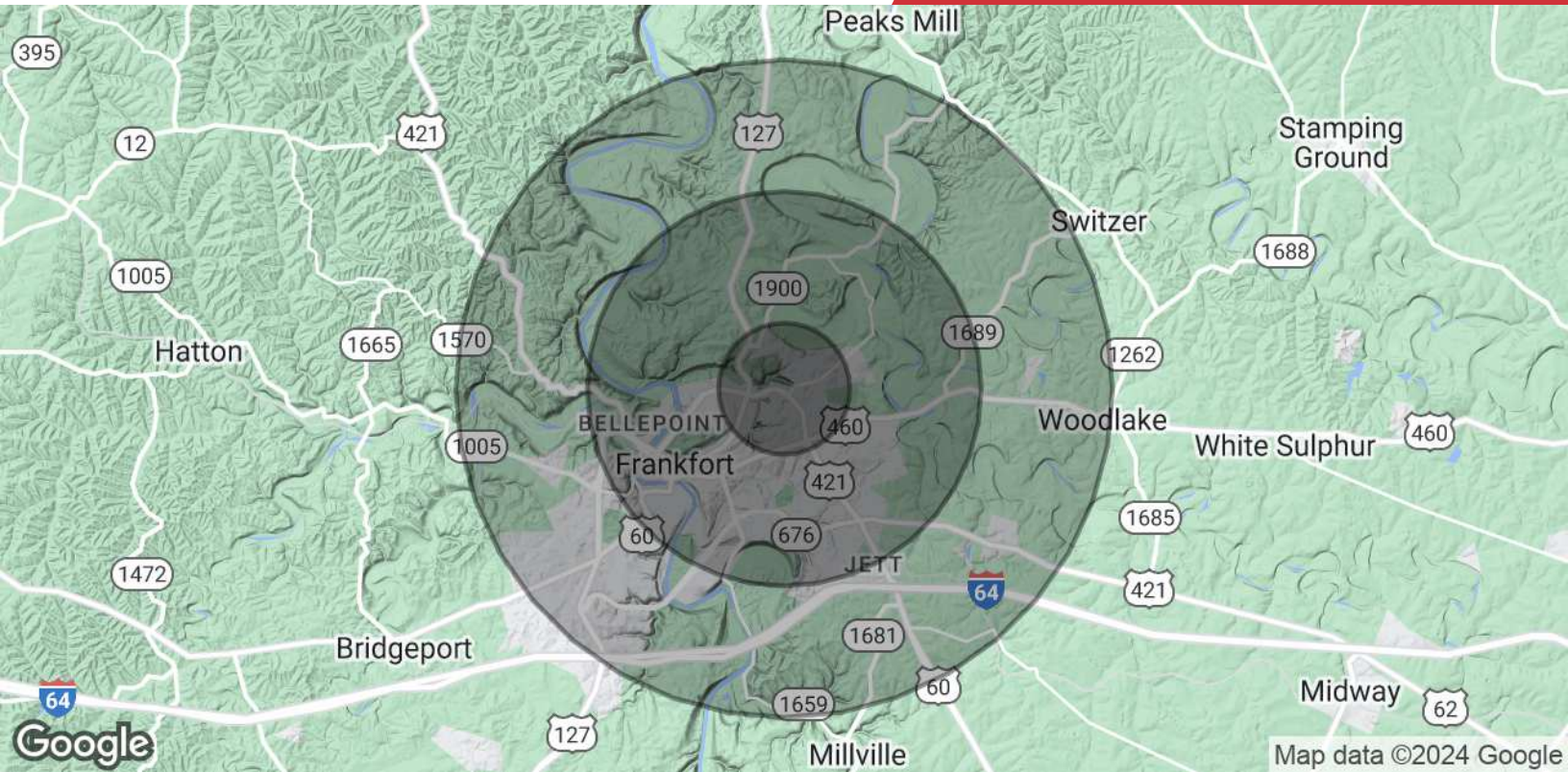
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	5,641	23,618	36,670
<b>Average Age</b>	37.8	38.4	39.0
<b>Average Age (Male)</b>	40.0	38.8	38.8
<b>Average Age (Female)</b>	37.1	39.5	39.8
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,602	10,836	16,923
<b># of Persons per HH</b>	2.2	2.2	2.2
<b>Average HH Income</b>	\$50,936	\$62,973	\$67,757
<b>Average House Value</b>	\$127,445	\$145,982	\$150,237

\* Demographic data derived from 2023 STDB