

FOR SUBLEASE

INDUSTRIAL STORAGE SPACE OFF WINCHESTER RD.



330 MIDLAND PL.
LEXINGTON, KY 40505

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01: EXECUTIVE SUMMARY

330 MIDLAND PLACE



PROPERTY DESCRIPTION

A 7,600 SF warehouse ideal for a variety of storage needs: general, overflow, and equipment.

330 Midland Place is a centrally located industrial warehouse just off Winchester Road in Lexington, KY. The building currently has 7,600 SF of fully climate controlled space available for sublease that is ideal for general storage, overflow inventory, contractor equipment storage, etc. The space offers a storage solution that is cost effective and flexible with a simplistic lease structure.



The warehouse, renovated in 2018, features 16' clear height, one 12' drive-in door, LED lighting, and windows that allow for an abundance of natural light. The property is conveniently located appx. 1.5 miles from New Circle Road and appx. 3.5 miles from I-75/I-64.



7,600 SF



**\$8.75 PSF
PLUS UTILITIES**



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 **BLOCK + LOT**

02: PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

USE

Ideal for general storage.

ADVANTAGE

Cost-effective storage solution with a simplistic lease structure.

HVAC

The facility is fully climate-controlled.

INDUSTRIAL FEATURES

16' clear height and one 12' drive-in door.

LOCATION

Ideally located within close proximity to Downtown Lexington, New Circle Rd., and I-75/I-64.

SUBLEASE

Flexible sublease terms.

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03: LOCATION INSIGHTS

SURROUNDING AMENITIES
330 MIDLAND PLACE



03: LOCATION INSIGHTS

330 MIDLAND PLACE

AERIAL

INTERSTATE 75/64

ABOUT 3.5 MILES

DOWNTOWN

LEXINGTON

LESS THAN 1 MILE

BLUE GRASS AIRPORT

8.5 MILES

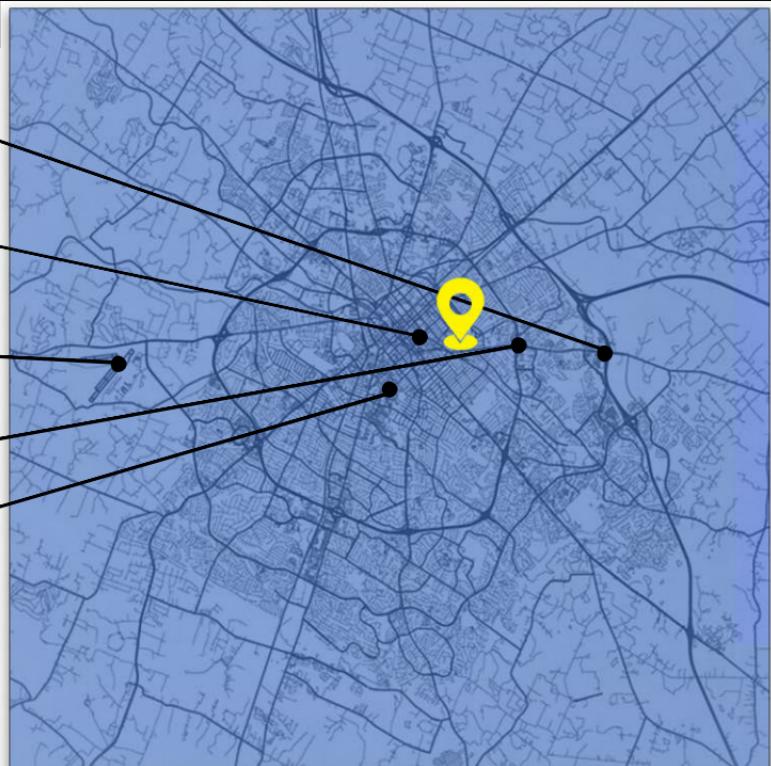
NEW CIRCLE ROAD

1.6 MILES

UNIVERSITY OF

KENTUCKY

1.5 MILES



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04: MARKET REPORT

LEXINGTON, KENTUCKY



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-65 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.