



1515 MERCER ROAD

688,373 SQUARE FEET ON 63.3 ACRES

Lexington, KY / Central Kentucky Market



1515 MERCER ROAD
LEXINGTON, KY 40511

PROPERTY OVERVIEW

SITE INFORMATION

Location: 1515 Mercer Road
County: Fayette
City: Lexington
Building Size: 688,373 SF
Acres: 63.3

FEATURES & SPECIFICATIONS

Available: 423,600 SF (Divisible)
Clear Height: 18'
Crane bay 28'
Column Spacing: 40' x 40'
Crane Bay 40' x 75'
Rail: Norfolk Southern
Truck Loading: West side - Nine (9) docks
East Side - Up to Forty-five (45) spaces
Floor: 6" reinforced concrete
8" in high crane bay
Roof: Single-ply rubber EPDM membrane
Power: 12,470 volt transformer, 480 3-phase
Cranes: 10-ton bridge cranes in high bay areas
1-5 tons in multiple locations
Access: Immediate access to New Circle Road and approximately three (3) miles to I-75 and I-64



FLOOR PLAN

Total Space: 688,373 SF
Available: 423,600 SF (Divisible)
Acres: 63.3 (Potential for BTS ±200,000 SF)



BUSINESS MAP

Louisville | 73.3 MI

Cincinnati | 79.5 MI

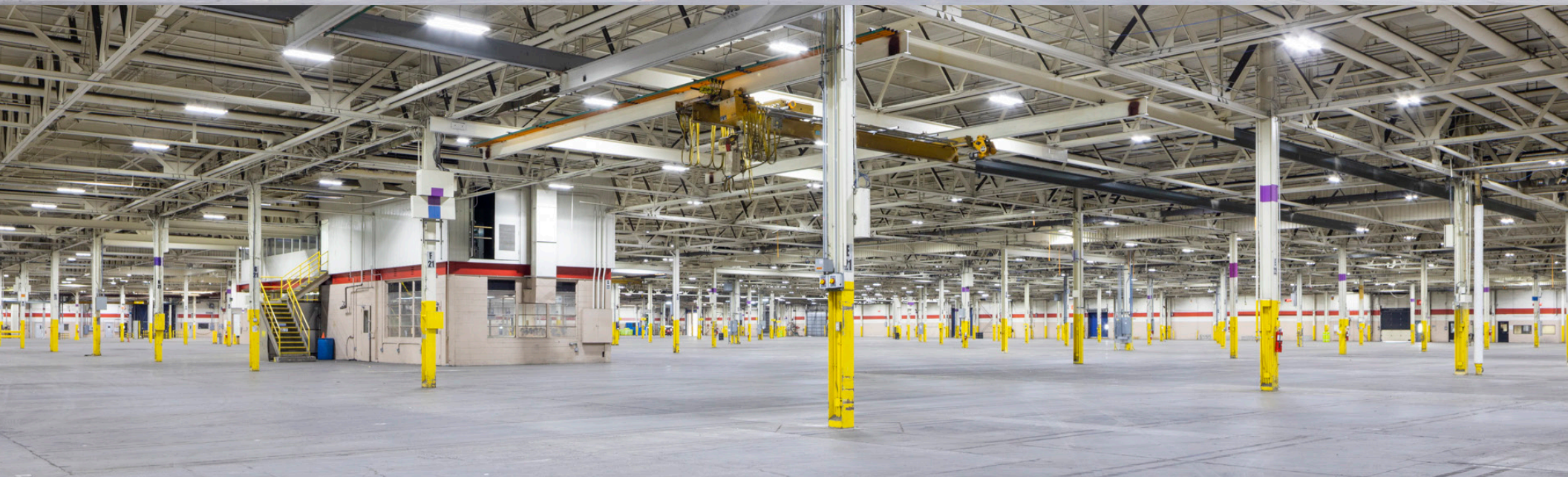
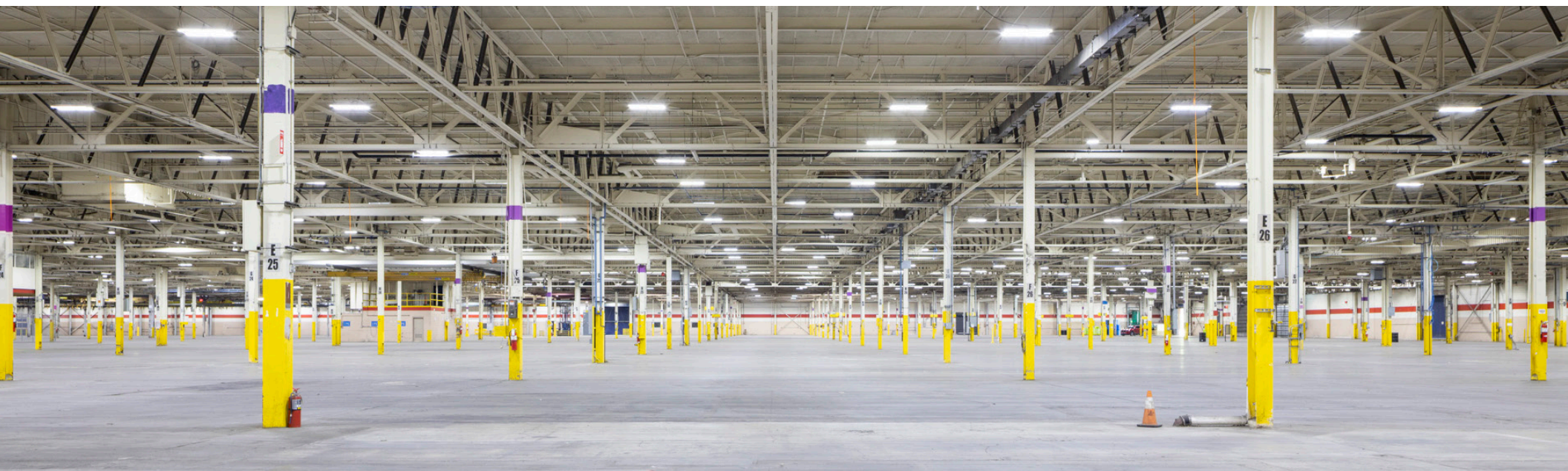
1515 Mercer Drive

LOCAL AND NATIONAL BUSINESSES

- | | |
|--------------------------------|-----------------------------|
| 1 amazon | 7 BOYD CAT |
| 2 amazon | 8 Webasto
Feel the Drive |
| 3 FedEx | 9 BIGASSFANS |
| 4 Old Dominion
Freight Line | 10 Lexmark |
| 5 ups | 11 Schneider
Electric |
| 6 GP Georgia-Pacific | |



INTERIOR PHOTOS



EXTERIOR | SOUTHEAST CORNER





MARKET OVERVIEW

Lexington Industrial Market Overview

STRATEGIC LOCATION & LOGISTICS

- Situated in the heart of the Eastern U.S., Lexington offers central access to over two-thirds of the national population, positioned within a 34-state distribution radius
- The region benefits from robust rail infrastructure, with 2,600+ miles of freight rail, including major carriers like Norfolk Southern — a key asset with onsite rail capability at this property.
- Strategic highway access: immediate access to New Circle Road plus proximity (~3 miles) to Interstates 75 and 64, making it ideal for regional and long-haul trucking.

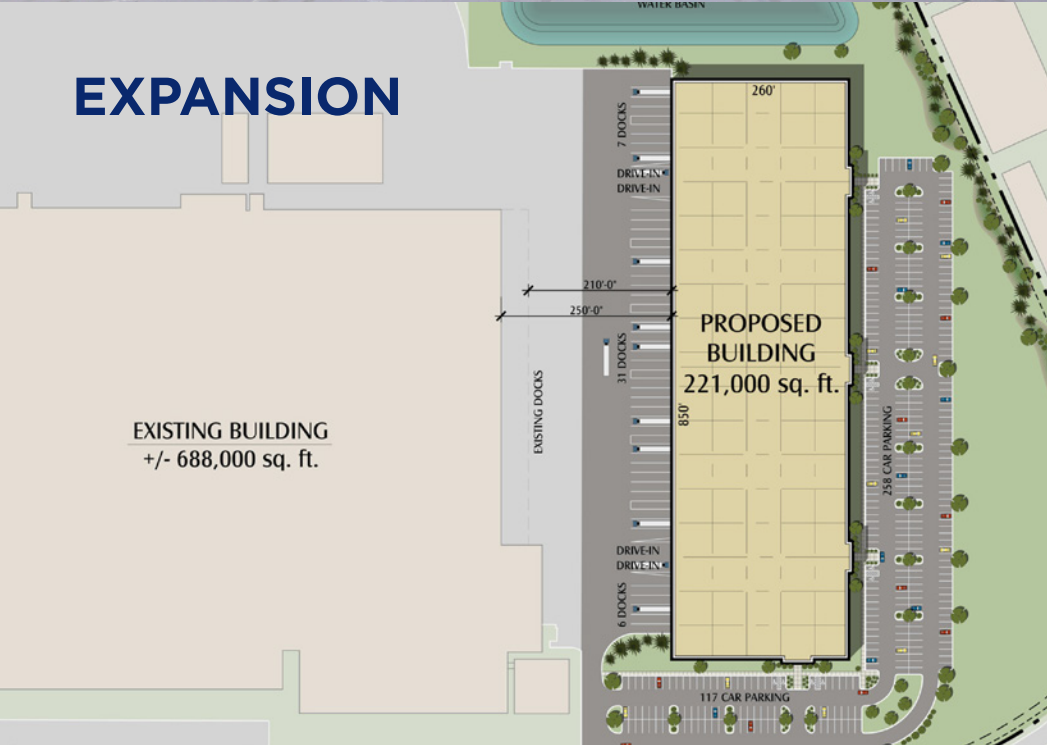
WORKFORCE & EDUCATION

- Lexington-Fayette metro area population: ~516,800, expanding to ~748,000 with nearby counties
- A well-educated labor pool: approximately 22% hold bachelor's degrees, with 14% holding graduate or professional credentials
- Home to major educational institutions including the University of Kentucky, Transylvania University, and Bluegrass Community & Technical College, Eastern Kentucky University and Georgetown College which together support workforce training, advanced manufacturing curricula, and R&D collaboration.

WAREHOUSE



EXPANSION



ESTABLISHED INDUSTRIAL & MANUFACTURING PRESENCE

- Lexington supports a diverse industrial base:
 - Lexmark (printers & imaging) headquartered locally
 - Big Ass Fans, manufacturing industrial air solutions since 1999
 - Nearby Toyota Motor Manufacturing Kentucky facility in Georgetown contributes to the automotive engineering and supplier cluster.
- Additional manufacturers: Xerox, Lockheed Martin, Link-Belt Construction, Webasto Roof Systems, and Georgia-Pacific, reflecting a strong ecosystem of aerospace, defense, packaging, and advanced manufacturing

U.S. FOREIGN TRADE ZONE (FTZ)/TARIFF ADVANTAGES AND SAVINGS

- The property lies within a U.S. Foreign-Trade Zone, enabling duty deferral or elimination on imported materials until brought into U.S. commerce — ideal for import-export or global manufacturing operations.
- FTZ status allows streamlined cross-border logistics, reduced customs processing time, and potential cost savings — a powerful incentive for global and export-oriented tenants.
- Deferring duty payments improves cash flow as money isn't tied up in tariffs on goods that haven't been sold yet.
- Inventory stored in an FTZ avoids duties until withdrawn for U.S. sale, and no duties are paid if goods go overseas.
- No duties on re-exports:** If you bring goods into the U.S. for processing and then ship them abroad, you avoid tariffs completely

EXPANSION CAPABILITIES

- Potential for BTS ±200,000 SF additional building



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