



Industrial Redevelopment Opportunity Offering Summary

331 Henry Street
Lexington, Kentucky 40508

Property Highlights

- Former Bluegrass Grain and Feed
- +/-10,496 SF office/warehouse space with +/-.148 SF basement
- Currently functioning grain operation with +/-.93 AC of land in downtown Lexington
- Redevelopment opportunity for commercial and general purpose business uses within a revitalizing mixed-use neighborhood in close proximity to the CBD and multiple primary area corridors
- Located in the Opportunity Zone and adaptive reuse overlay option
- Surrounded by multi-family and mixed-use developments with convenient proximity to New Circle Road and I-75
- Site improvements include +/-.2,000 SF steel building with private offices, restrooms and drive-thru garage space in addition to a multi-story grain elevator with 200,000-300,000 bushel capacity, a 100,000 bushel capacity cylindrical grain silo and processing equipment
- Digital tractor-trailer scale that is legal for trade

Sale Price:	\$995,000
Building Size:	10,496 SF
Lot Size:	0.93 Acres
Zoning:	I-1, Light Industrial

For More Information

Bruce Isaac, SIOR, CCIM

Senior Vice President

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Location Information

Street Address	331 Henry Street
City, State, Zip	Lexington, KY 40508
County	Fayette County

Building Information

Office/Warehouse Building	+/-2,460 SF; Including +/-1,025 SF finished office/apartment with restroom and +/-18' clear ceiling height
Mezzanine Storage	+/-1,845 SF
Grain Drying Elevator Building	+/-5,740 SF five-story with interior grain storage bins, auger systems and interior gantry crane
Grain Storage Bins	Up to 200,000 bushels in 12 bins ranging in size from 3,600 - 100,000 bushels

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Secondary Use	Redevelopment opportunity for commercial and general purpose business uses within a revitalizing mixed-use area
Zoning	I-1, Light Industrial
Lot Size	0.93 Acres
All utilities to site	Water, natural gas, electric, sanitary sewer and telephone



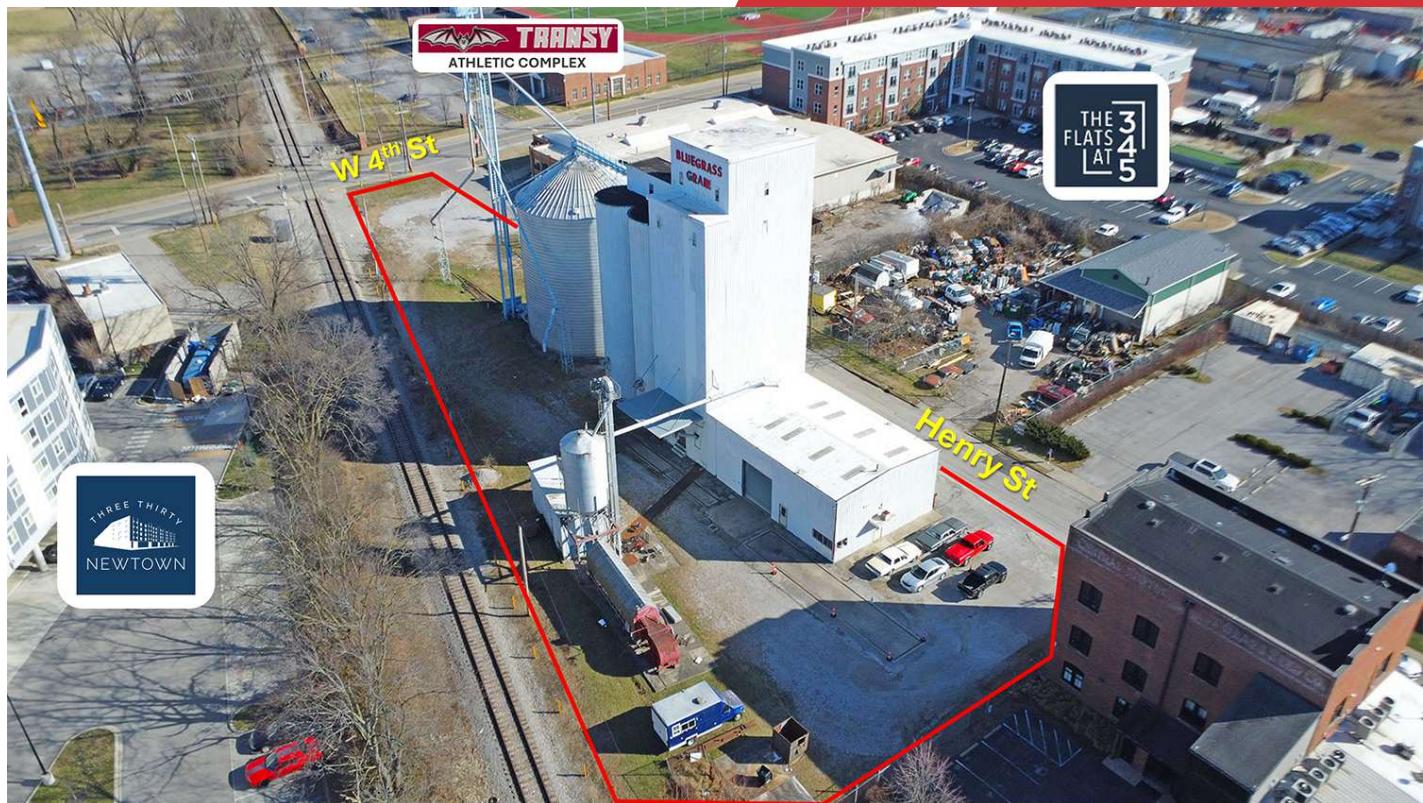
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For Sale

10,496 SF | \$995,000

Redevelopment Opportunity



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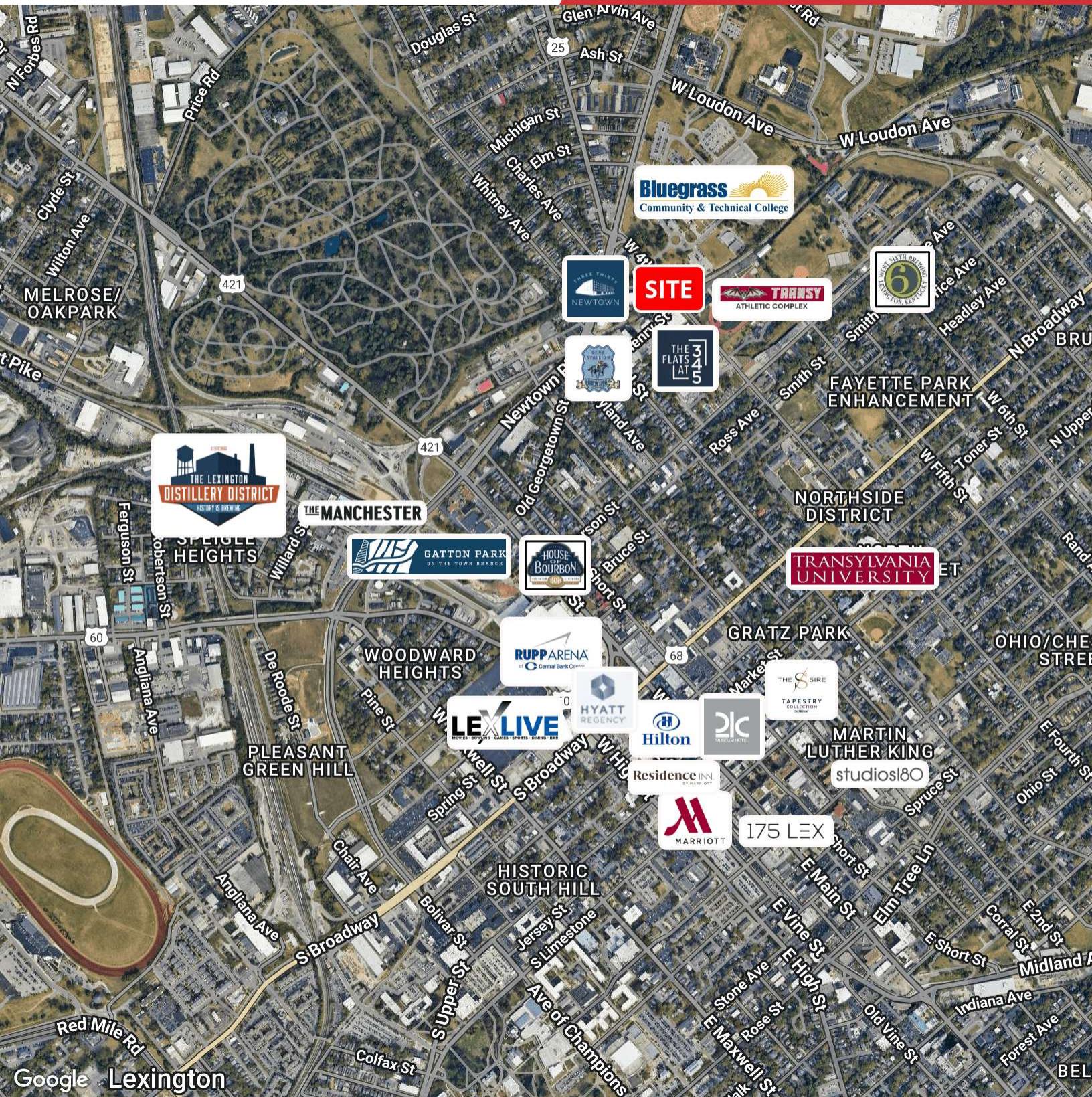


Commercial Real Estate Services, Worldwide.

For Sale

10,496 SF | \$995,000

Redevelopment Opportunity



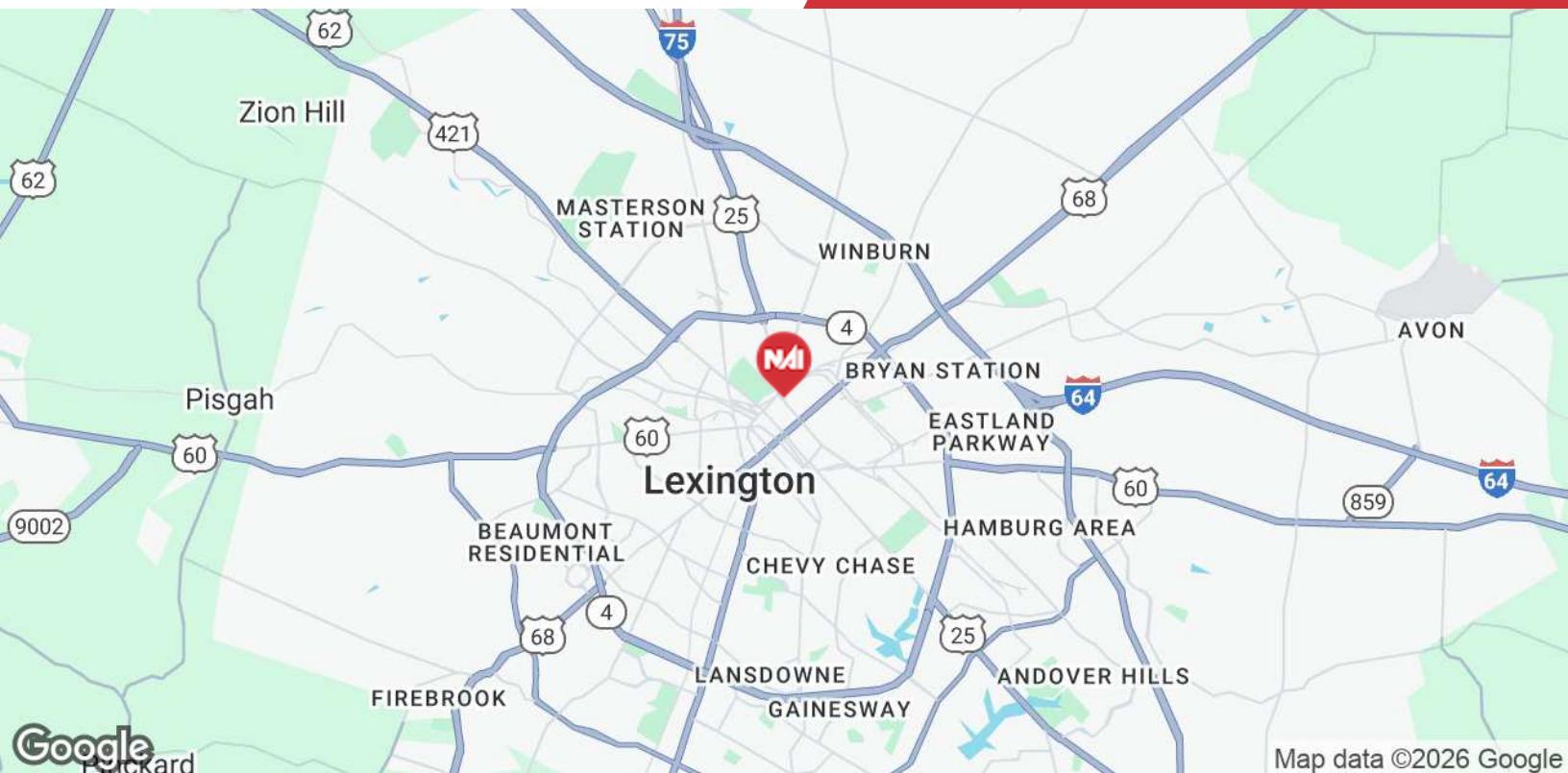
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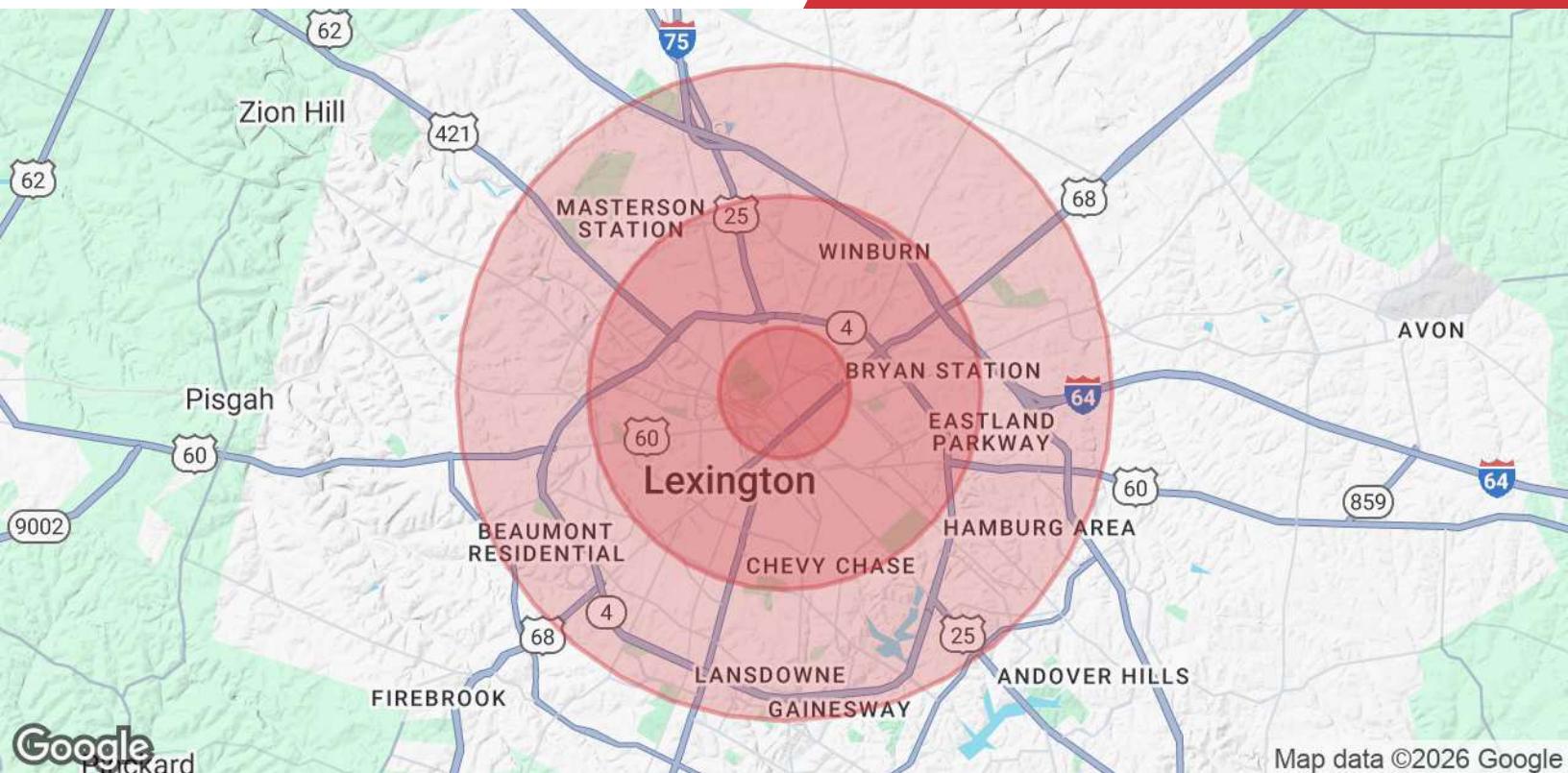
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Population

	1 Mile	3 Miles	5 Miles
Total Population	11,390	98,610	200,370
Average Age	39	37	38
Average Age (Male)	38	36	37
Average Age (Female)	39	37	39

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,443	41,093	84,880
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$61,079	\$68,221	\$83,227
Average House Value	\$342,189	\$320,676	\$334,086

Demographics data derived from AlphaMap