



247 S. FORBES ROAD
LEXINGTON, KY 40504

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PROPERTY DESCRIPTION:

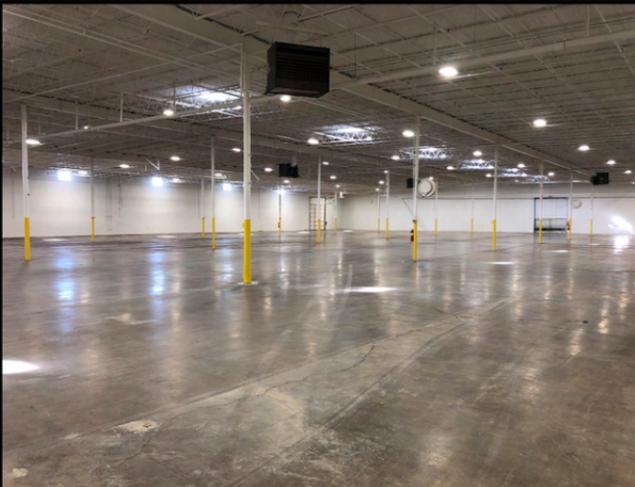
52,005 SF
\$5.25 PSF + NNN
Zoned I-2 (Heavy Industrial)

Forbes Business Center located at 247 S. Forbes Road was originally developed in 1964 and occupied as part of the G. F. Vaughan portfolio, one of the two primary block/masonry industrial buildings (Building #1) is available. Building #1 has 52,005 total SF, 4,457 SF office, 2 dock doors, 1 drive-in door, 1200 AMP 480 V 3-phase power, and 20' clear height. Extensive 2019 renovations to the building include: interior and exterior paint, new asphalt and parking, upgraded dock doors and drive-in doors, new landscaping, LED lights, new TPO roof, new gutters, and much more.

PROPERTY HIGHLIGHTS:

- Renovated in 2019
- Expandable Site
- Below Market Rents
- Below Market Operating Expenses
- Outside Storage
- New TPO Roof
- Outside Storage Potential

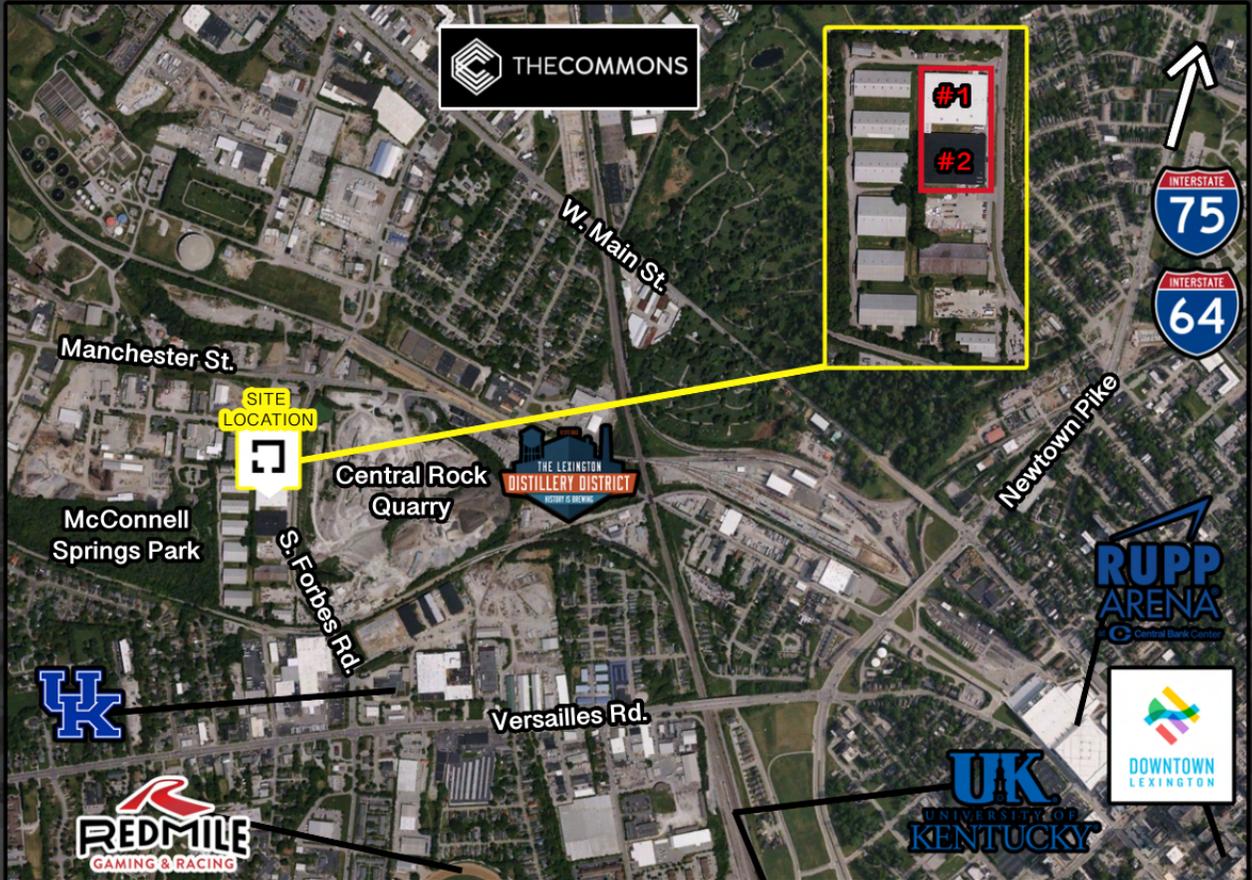
*Agent is a principal Owner in the property.



PROPERTY SPECIFICATIONS

BUILDING NAME:	Forbes Business Center
ADDRESS:	247 S. Forbes Road, Lexington, KY 40504
YEAR BUILT/RENOVATED:	1964/2019
TOTAL SF:	104,010 SF
AVAILABLE SF:	52,005 SF
OFFICE SF:	Building #1: 4,457 SF
SITE SIZE:	17.84 Acres
LEASE RATE:	\$5.25 PSF
LEASE TYPE:	NNN
CONSTRUCTION:	Block/Masonry
DIMENSIONS:	Appx. 250' x 200' each
LIGHTING:	LED Lighting & Sidelights
CLEAR HEIGHT:	20'
COLUMN SPACING:	32' x 40'
DOCK DOORS:	Building #1: 2 Dock Doors
POWER:	Building #1: 1200 AMP V 3-Phase
DRIVE-IN DOORS:	Building #1: 1 Drive-In Door
SPRINKLER SYSTEM:	Dry System
ZONING:	I-2 (Heavy Industrial)
CAR PARKING:	+/- 50 (Expandable)
WAREHOUSE HEAT:	Suspended Gas Heat
SIGNAGE:	Building Signage Available to Tenants
2019 IMPROVEMENTS:	Interior paint, exterior paint, new asphalt drive and parking, upgraded dock doors and drive-in doors, upgraded landscaping, LED lights, new TPO roof, new gutters, and much more
OUTSIDE STORAGE:	Expandable Site

AERIAL



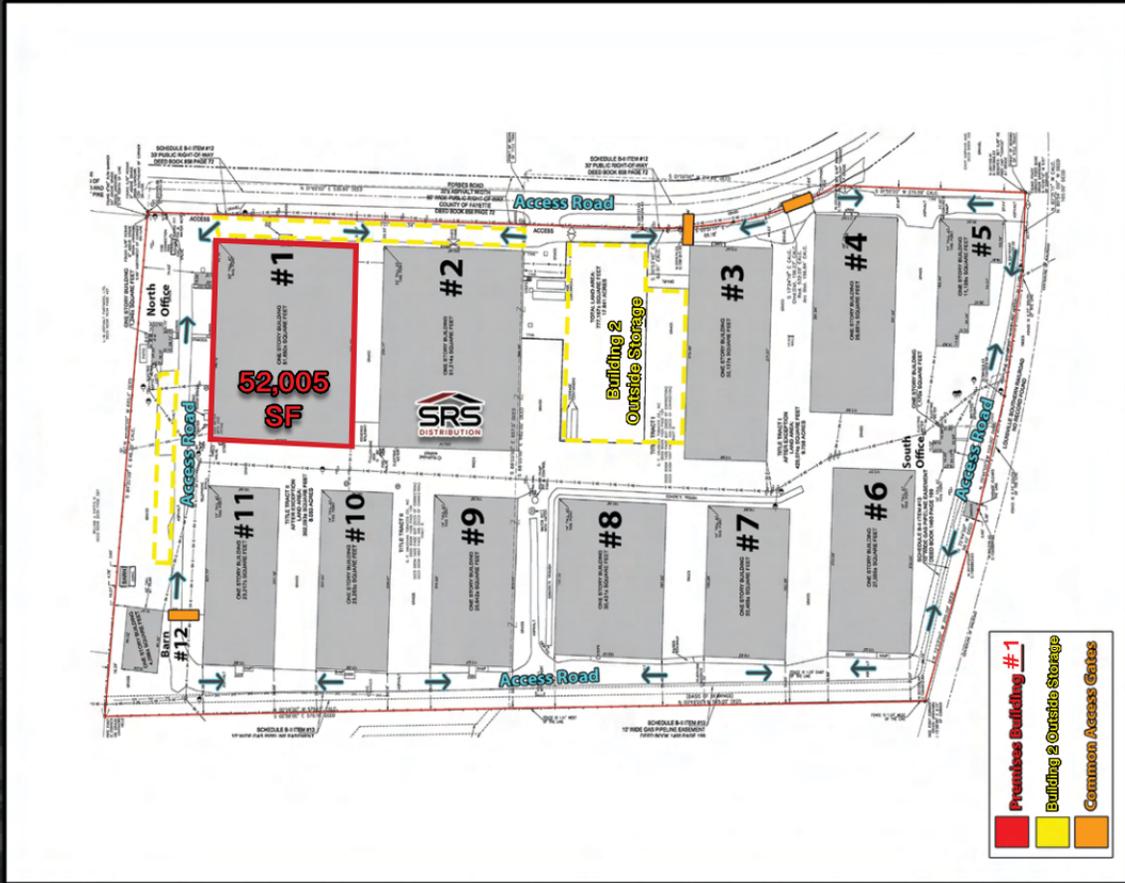


LOCATION DESCRIPTION:

247 S. Forbes Road is adjacent to McConnell Springs Park and the Central Rock Quarry with 980' of frontage along S. Forbes Road running between Versailles Road and Old Frankfort Pike (inside New Circle Road). The property sits just "around the corner" from the popular and ever expanding Distillery District providing close proximity to restaurants/entertainment, 1 mile west of the Central Business District and Downtown, 1.8 miles north from the University of Kentucky (32,000 students), 5 miles east of the Bluegrass International Airport, and 5.4 miles from Interstates 75/64 via the new Newtown Pike Extension.

With an MSA over 645,000, Lexington is the second largest market in the Commonwealth of Kentucky. Lexington provides a strategic location for businesses through access to a highly educated labor force, low startup and operational costs, below average cost of living, and its location at the I-75/I-64 intersection providing a 24-hour or less drive to approximately 70% of the United States population.

SURVEY



FLOOR PLAN

