



Zoned IG Industrial Land

1505 Leestown Road
Frankfort, Kentucky 40601

Property Highlights

- +/-32.87 AC industrial land on Leestown Road near US 60
- Manufacturing, assembly, wholesaling and warehouse uses permitted
- Utilities available to site (electric, gas, water, sewer)
- Electric: 3 phase available north and south of property
- Gas: 8" steel line with a maximum operating pressure of 250 PSIG; This is a high-pressure pipeline that can serve a wide range of industrial applications; Additional 8" high-pressure line runs along Leestown Road
- Zoned IG, General Industrial

Offering Summary

Sale Price:	\$2,900,000
Lease Rate/Type:	Negotiable; NNN
Build-to-Suit Opportunity:	+/-25,000-100,000 SF
Zoning:	IG, General Industrial
Lot Size:	32.87 Acres

For More Information

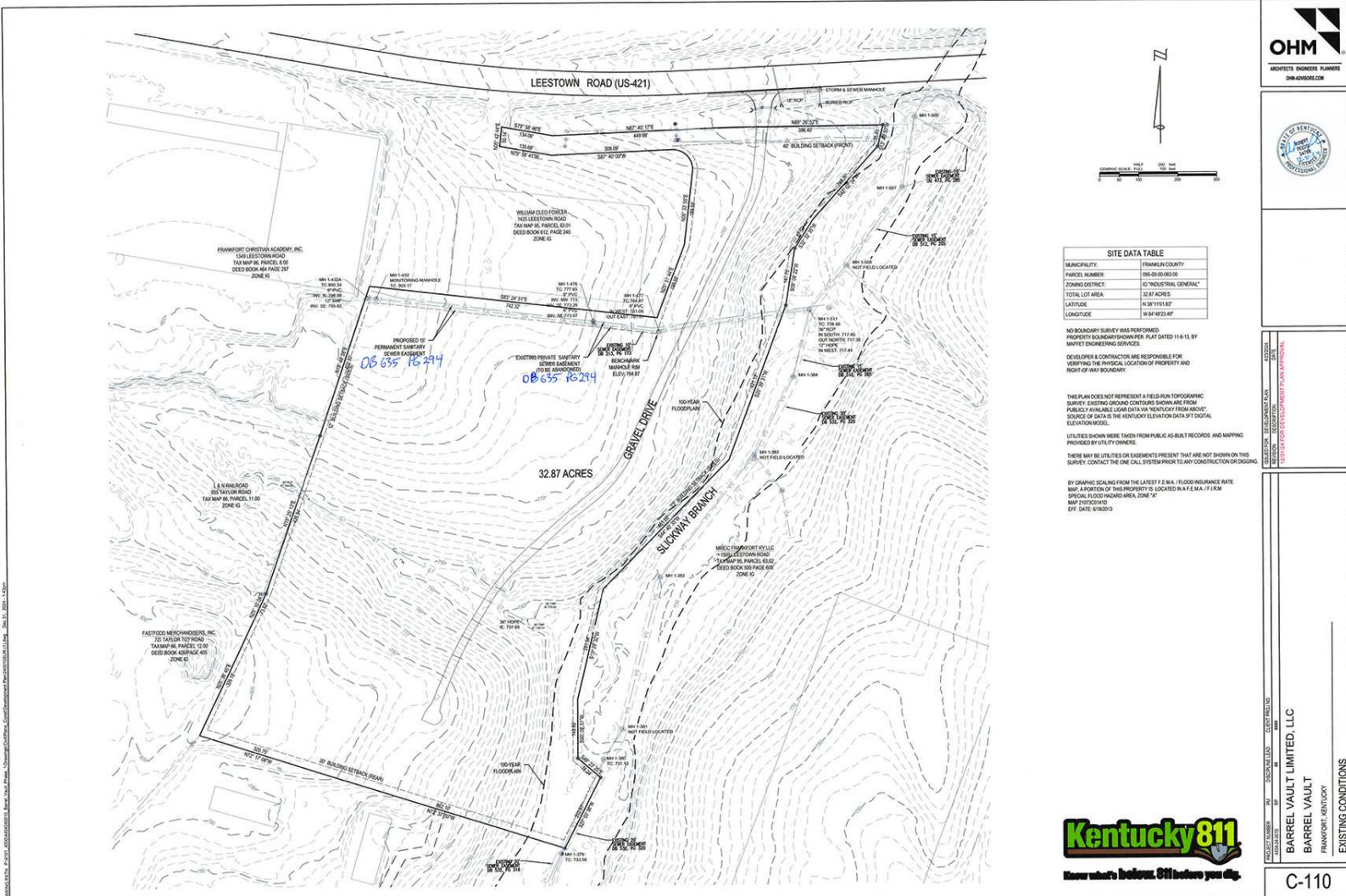
Bruce Isaac, SIOR, CCIM

Senior Vice President

O: 859 422 4403

bruceisaac@naiisaac.com | KY #182312





SITE DATA TABLE	
MUNICIPALITY:	FRANKLIN COUNTY
PARCEL NUMBER:	860-00-003-00
ZONING DISTRICT:	EO "OFFICIAL GENERAL"
TOTAL LOT AREA:	32.87 ACRES
LATITUDE:	38.34191587
LONGITUDE:	83.84492247

NO BOUNDARY SURVEY WAS PERFORMED. PROPERTY BOUNDARIES SHOWN ARE FROM A RECENT SURVEY DATED 11-6-13, BY MAPFET ENGINEERING SERVICES.

DEVELOPER & CONTRACTOR ARE RESPONSIBLE FOR VERIFYING THE PHYSICAL LOCATION OF PROPERTY AND RIGHT OF WAY BOUNDARY.

THIS PLAN DOES NOT REPRESENT A FIELD RUN TOPOGRAPHIC SURVEY. EXISTING SPACING CONTROLS SHOWN ARE FROM PUBLICLY AVAILABLE LIDAR DATA VIA "KENTUCKY" FROM AERIAL SOURCE OR DATA IS THE KENTUCKY ELEVATION DATA BY DIGITAL ELEVATION MODEL.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS AND MAPPING PROVIDED BY UTILITY OWNERS.

THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY. CONTACT THE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. FLOOD INSURANCE RATE MAP, A PORTION OF THIS PROPERTY IS LOCATED IN A F.E.M.A. 1% AEM SPECIAL FLOOD HAZARD AREA, ZONE "X".

MAP: 1/13/2018
 EFF. DATE: 6/18/2013



ARCHITECTS ENGINEERS PLANNERS
800-440-0808



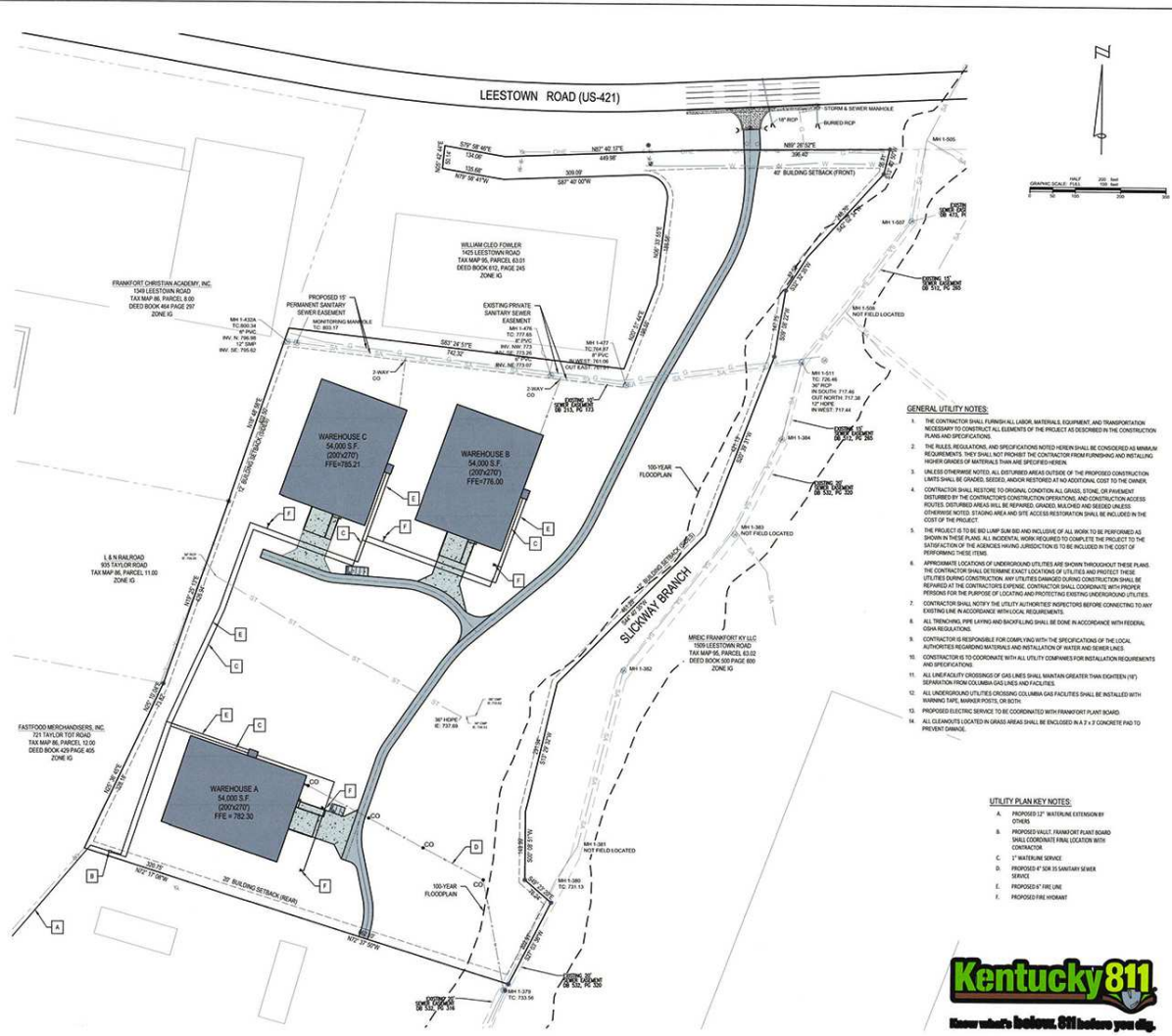
PROJECT NUMBER	860-00-003-00
DATE	08/13/2018
SCALE	AS SHOWN
PROJECT LOCATION	FRANKLIN COUNTY, KY
CLIENT	BARRELL VAULT LIMITED, LLC
PROJECT DESCRIPTION	FRANKFORT, KENTUCKY

Kentucky811
 Know what's below. 811 before you dig.

C-110

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 Lexington, KY 40503
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- GENERAL UTILITY NOTES:**
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND TRANSPORTATION NECESSARY TO CONSTRUCT ALL ELEMENTS OF THE PROJECT AS DESCRIBED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.
 2. THE FIELD MEASUREMENTS AND SPECIFICATIONS NOTED HEREIN SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS. THEY SHALL NOT PREVENT THE CONTRACTOR FROM FURNISHING AND INSTALLING HIGHER GRADES OF MATERIALS THAN ARE SPECIFIED HEREIN.
 3. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS OF THE PROPOSED CONSTRUCTION LIMITS SHALL BE GRADES, SEEDS, AND/OR RESTORED AT NO ADDITIONAL COST TO THE OWNER.
 4. CONTRACTOR SHALL RESOLVE TO CORRECT, CONDUCT ALL GRADE STAKE OR BENCHMARK DETERMINED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS, AND CONSTRUCTION ACCESS ROUTES, DISTURBED AREAS SHALL BE REPAIRED, GRASSES, MULCHES AND RESEED UNLESS OTHERWISE NOTED. EROSION AREA AND SITE ACCESS RESTORATION SHALL BE INCLUDED IN THE COST OF THE PROJECT.
 5. THE PROJECT IS TO BE BIG LUMP SUM BID AND INCLUDES OF ALL WORK TO BE PERFORMED AS SHOWN IN THESE PLANS AND ALL INCIDENTAL WORK REQUIRED TO COME SITE THE PROJECT TO THE SATISFACTION OF THE AGENCIES HAVING JURISDICTION IS TO BE INCLUDED IN THE COST OF PERFORMING THESE ITEMS.
 6. APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN THROUGHOUT THESE PLANS. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION OF UTILITIES AND PROTECT THESE UTILITIES DURING CONSTRUCTION. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS FOR THE PURPOSE OF LOCATING AND PROTECTING EXISTING UNDERGROUND UTILITIES.
 7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
 8. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE DONE IN ACCORDANCE WITH FEDERAL SOIL REGULATIONS.
 9. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITY'S REGIONAL WATERING AND INSTALLATION OF WATER AND SEWER LINES.
 10. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 11. ALL LINE/CROSSING OF GAS LINES SHALL MAINTAIN GREATER THAN EIGHTEEN (18") SEPARATION FROM COLUMBIA GAS LINES AND FACILITIES.
 12. ALL UNDERGROUND UTILITIES EXISTING COLUMBIA GAS FACILITIES SHALL BE INSTALLED WITH WARNING TAPE, MARKER POLES, OR BOTH.
 13. PROPOSED ELECTRIC SERVICE TO BE COORDINATED WITH FRANKFORT PLANT DESIGN.
 14. ALL CLEARANCES LOCATED IN GRASS AREAS SHALL BE INCLUDED IN A 1' x 2' CONCRETE PAD TO PREVENT DAMAGE.

- UTILITY PLAN KEY NOTES:**
- A. PROPOSED 12" WATERLINE EXTENSION BY OTHERS
 - B. PROPOSED VALVE, FRANKFORT PLANT BOARD SHALL COORDINATE FINAL LOCATION WITH CONTRACTOR
 - C. 1" WATERLINE SERVICE
 - D. PROPOSED 36" SANITARY SEWER SERVICE
 - E. PROPOSED 4" FIRE LINE
 - F. PROPOSED 18" MANHOLE



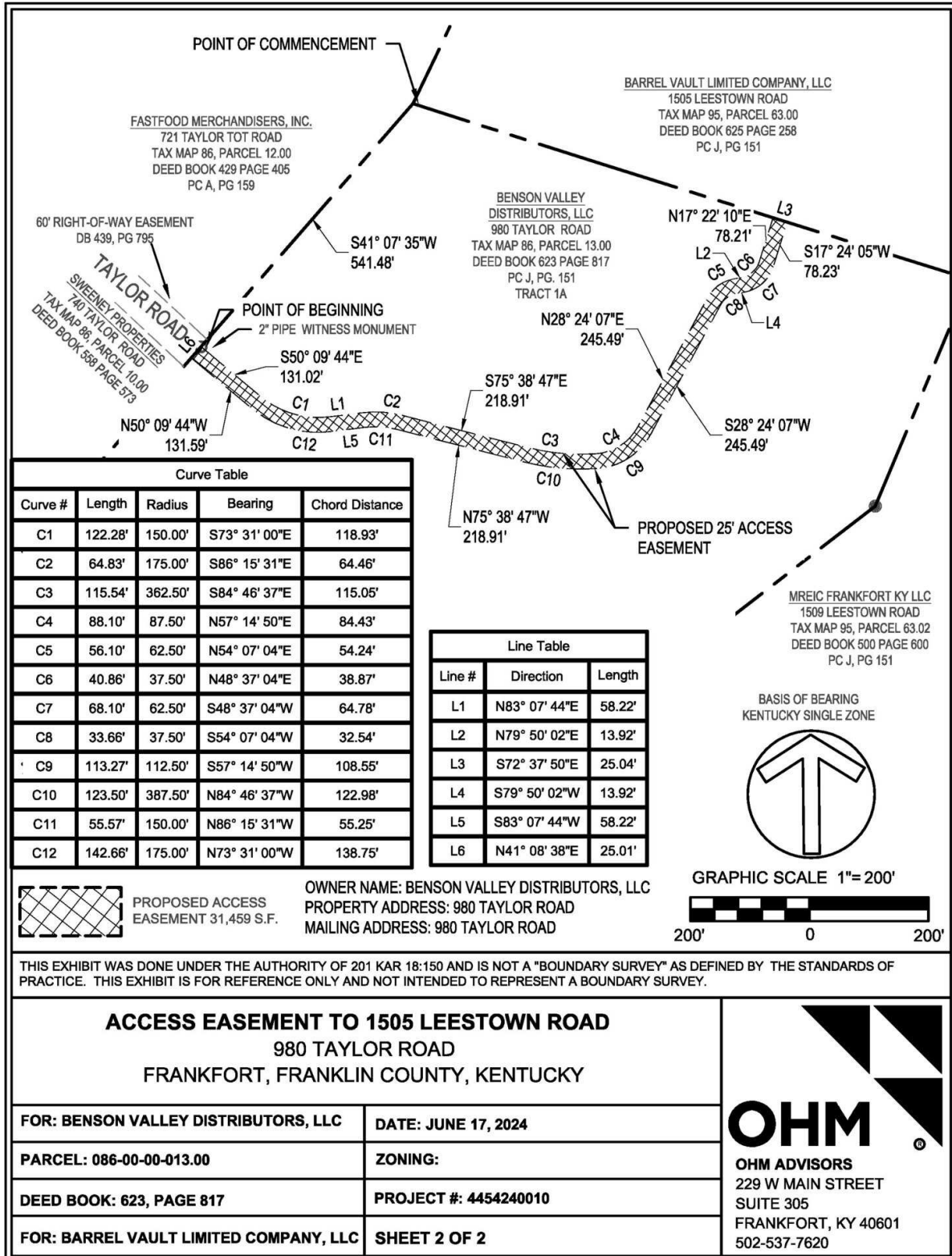
PROPOSED FOR DEVELOPMENT PLAN APPROVAL

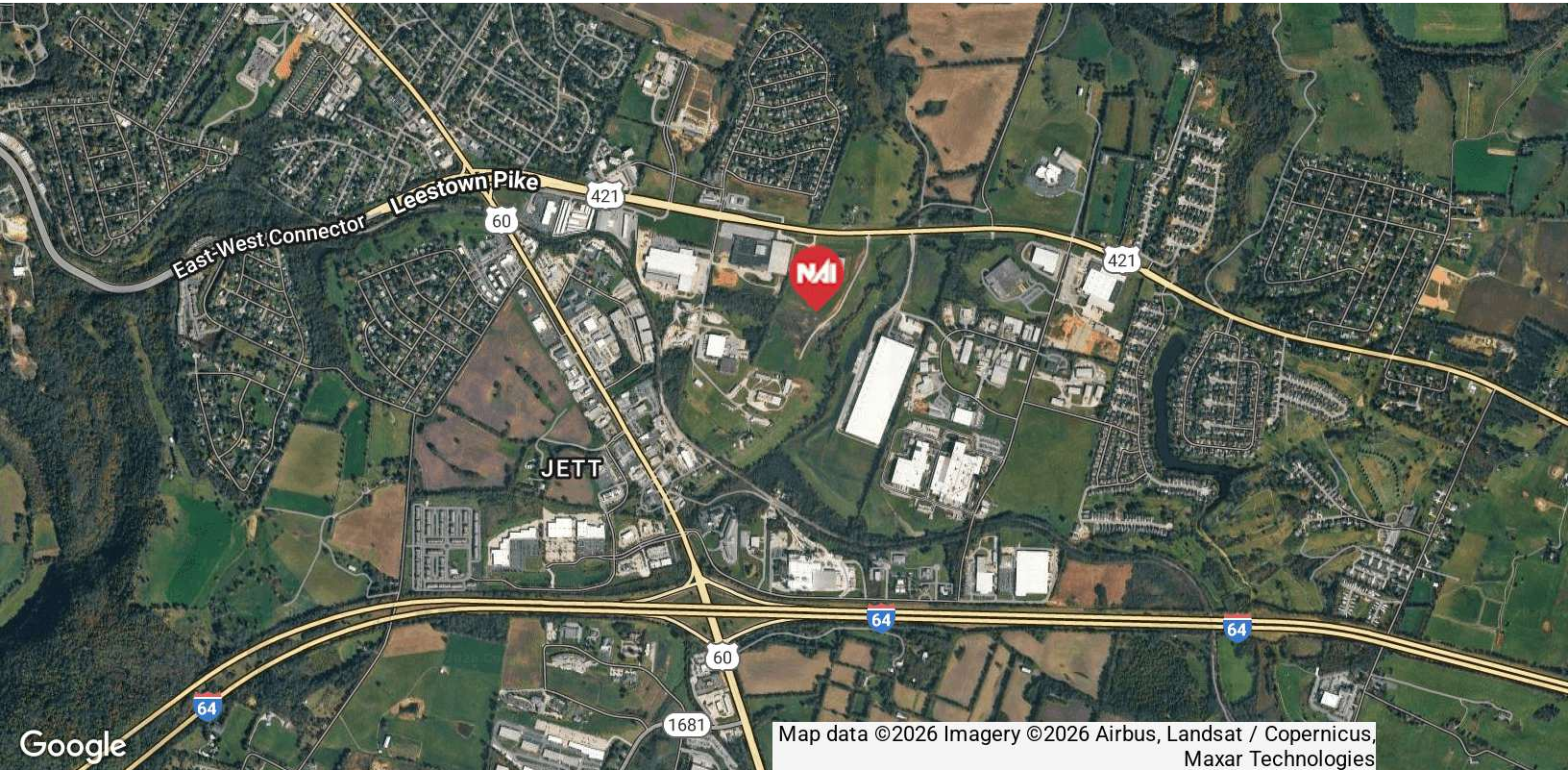
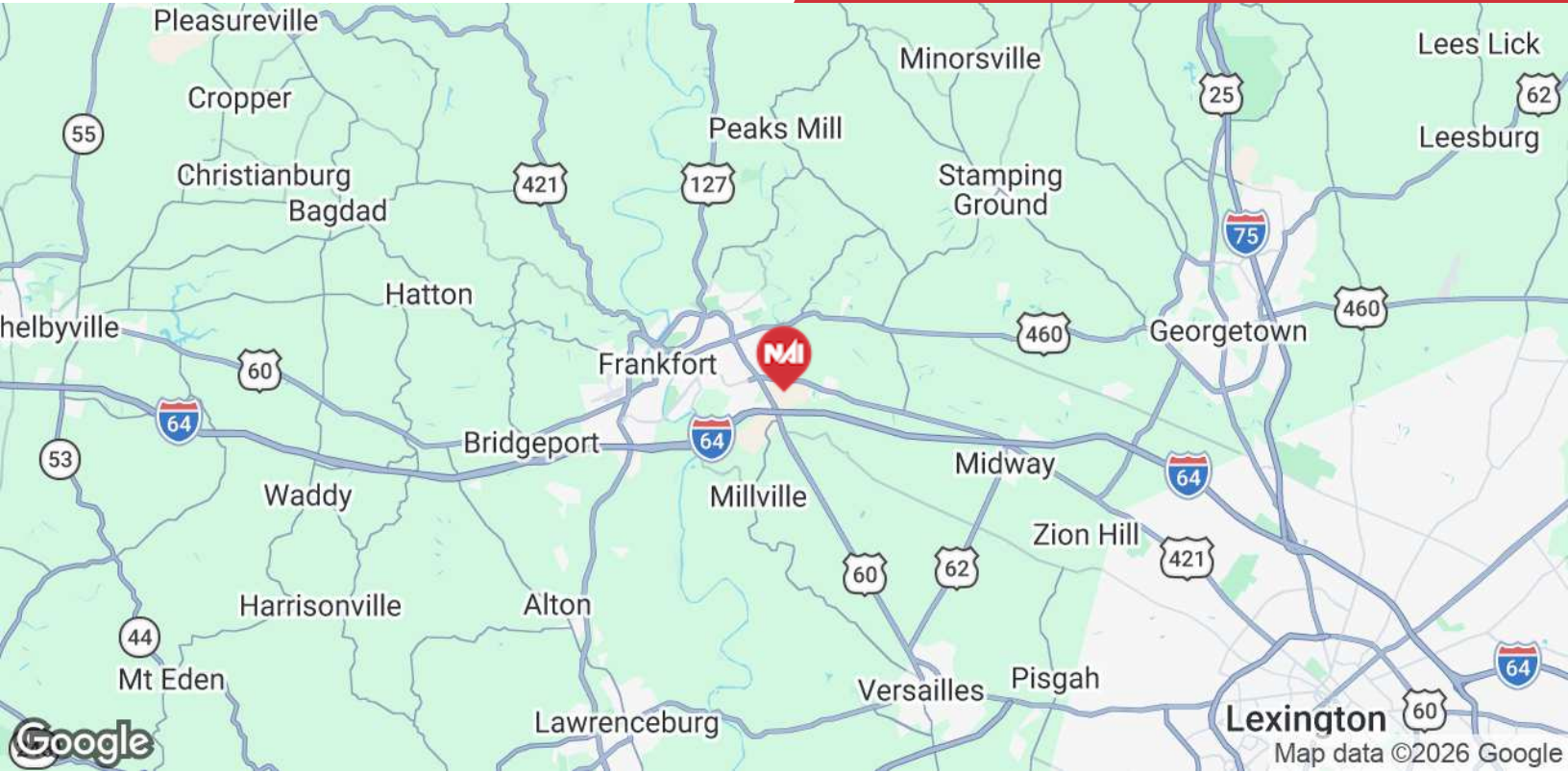
BARREL VAULT LIMITED, LLC
 BARREL VAULT
 FRANKFORT, KENTUCKY

OVERALL UTILITY PLAN
 C-140

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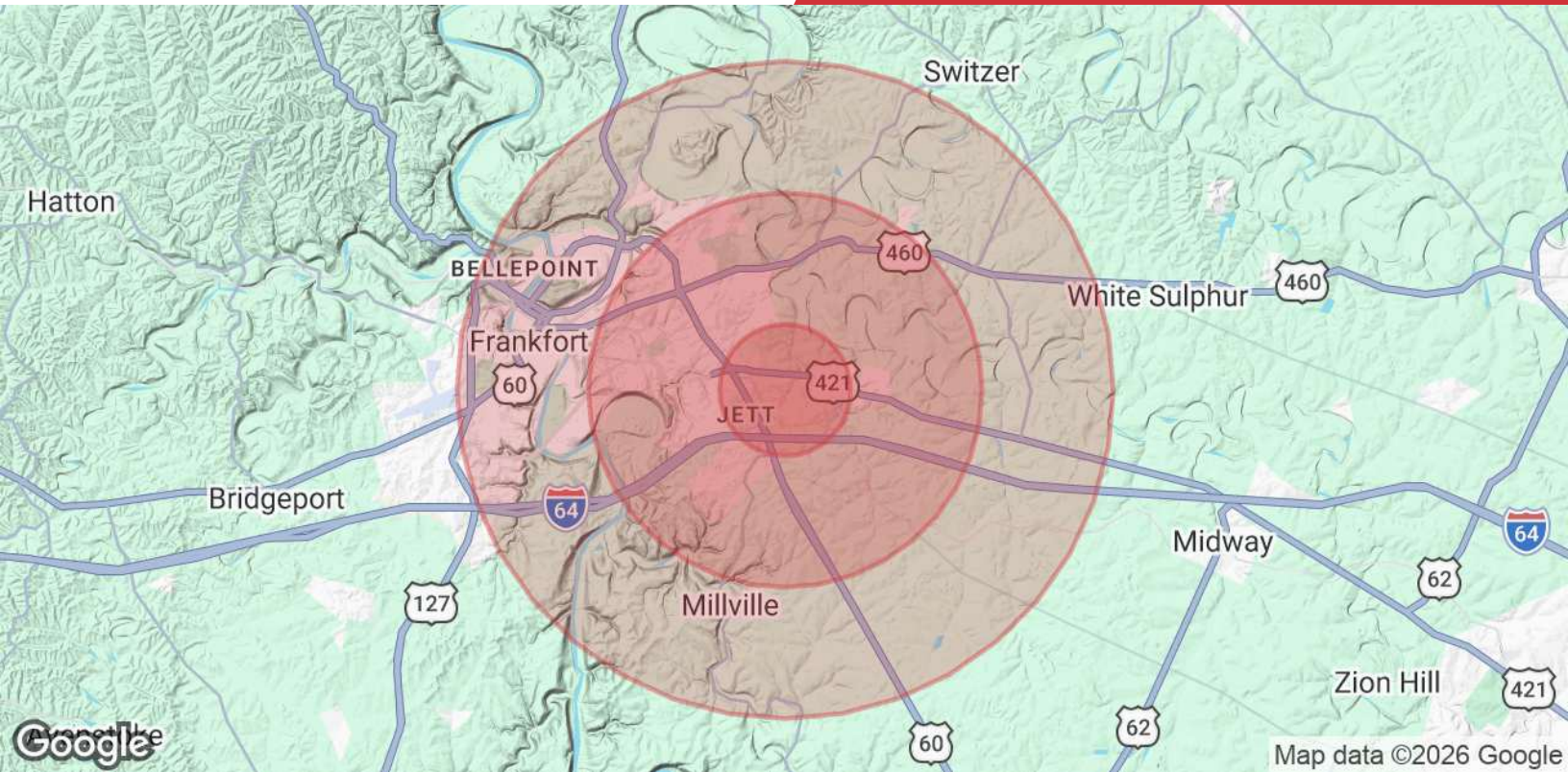
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,390	17,456	34,033
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	45	43	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,070	7,463	14,768
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$114,119	\$95,305	\$87,839
Average House Value	\$291,339	\$226,708	\$226,804

Demographics data derived from 2024 STDB