

# FOR LEASE

FLEX SPACE

## 2412 PALUMBO DR.

LEXINGTON, KY 40509



BLOCK+LOT

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# 01: EXECUTIVE SUMMARY

2412 PALUMBO DR.



## PROPERTY DESCRIPTION

Block+Lot is pleased to present this stand-alone flex/industrial property with convenient access to I-75, New Circle Road, and Downtown Lexington.

### Property Highlights:

- Available now
- Several offices and break room
- Multiple drive-in doors
- Excellent location and accessibility
- Proximity to area retail



**3,045 SF  
AVAILABLE**



**\$12.00 PSF+  
NNN**



**ZONED  
I-1**

## 02: PROPERTY OVERVIEW

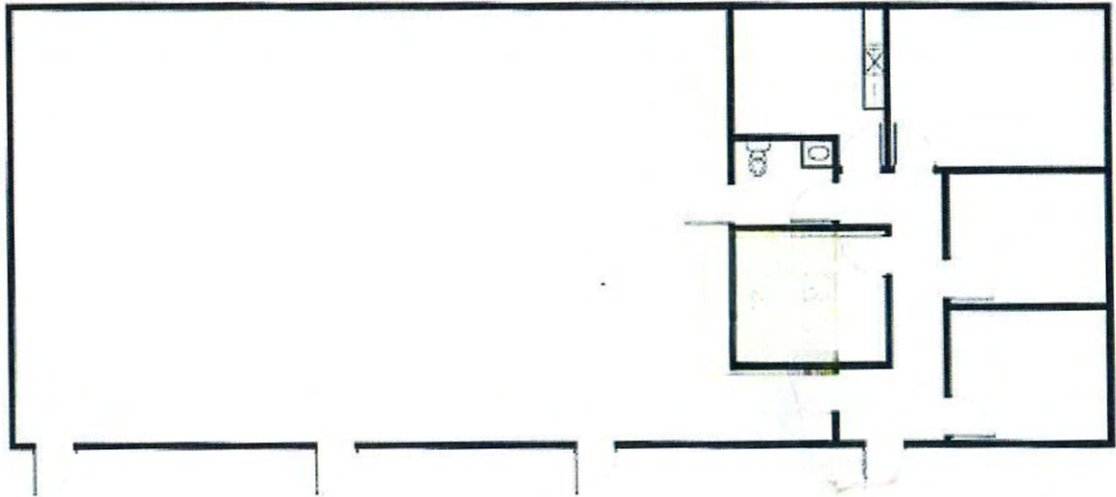
ADDITIONAL PHOTOS  
2412 PALUMBO DR.



## 02: PROPERTY OVERVIEW

2412 PALUMBO DR.

### FLOOR PLAN



# 02: PROPERTY OVERVIEW

SITE  
2412 PALUMBO DR.



# 03: LOCATION INSIGHTS

AERIAL  
2412 PALUMBO DR.



## LOCATION DESCRIPTION

2412 Palumbo Drive is conveniently positioned between New Circle Rd. and Man O War Blvd. appx. 3.5 miles from the I-75/I-64 interchange.

# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## 2412 PALUMBO DR.

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-64 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.