

## Frankfort Industrial

980 Taylor Rd

Frankfort, Kentucky 40601

### Property Highlights

- 5 x 100% occupied industrial buildings totaling +/-63,000 SF on 30 AC which includes +/-5 AC of industrial development land
- Recent updates: building exteriors recently painted, new asphalt roads and +/-5 AC development land to be rough graded
- Located in Frankfort, Kentucky, the state's capital, which is the primary commercial and retail hub along the I-64 corridor midway between Louisville (34 miles) and Lexington (22 miles)
- Zoned IG, General Industrial

### Offering Summary

<b>Sale Price:</b>	\$4,400,000
<b>5 Building Total Size:</b>	63,000 SF; 100% occupied
<b>Lot Size:</b>	30 Acres (includes +/-5 AC of industrial development land)

### For More Information

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For Sale

Industrial Investment

5 Buildings + Development Land



+/-63,000 SF (five buildings)



+/-5 AC Development Land

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Commercial Real Estate Services, Worldwide.

For Sale

Industrial Investment

5 Buildings + Development Land



Building #1 - 6,000 SF



Building #2 - 10,500 SF

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Building #3 - 10,500 SF



Building #4 - 30,000 SF

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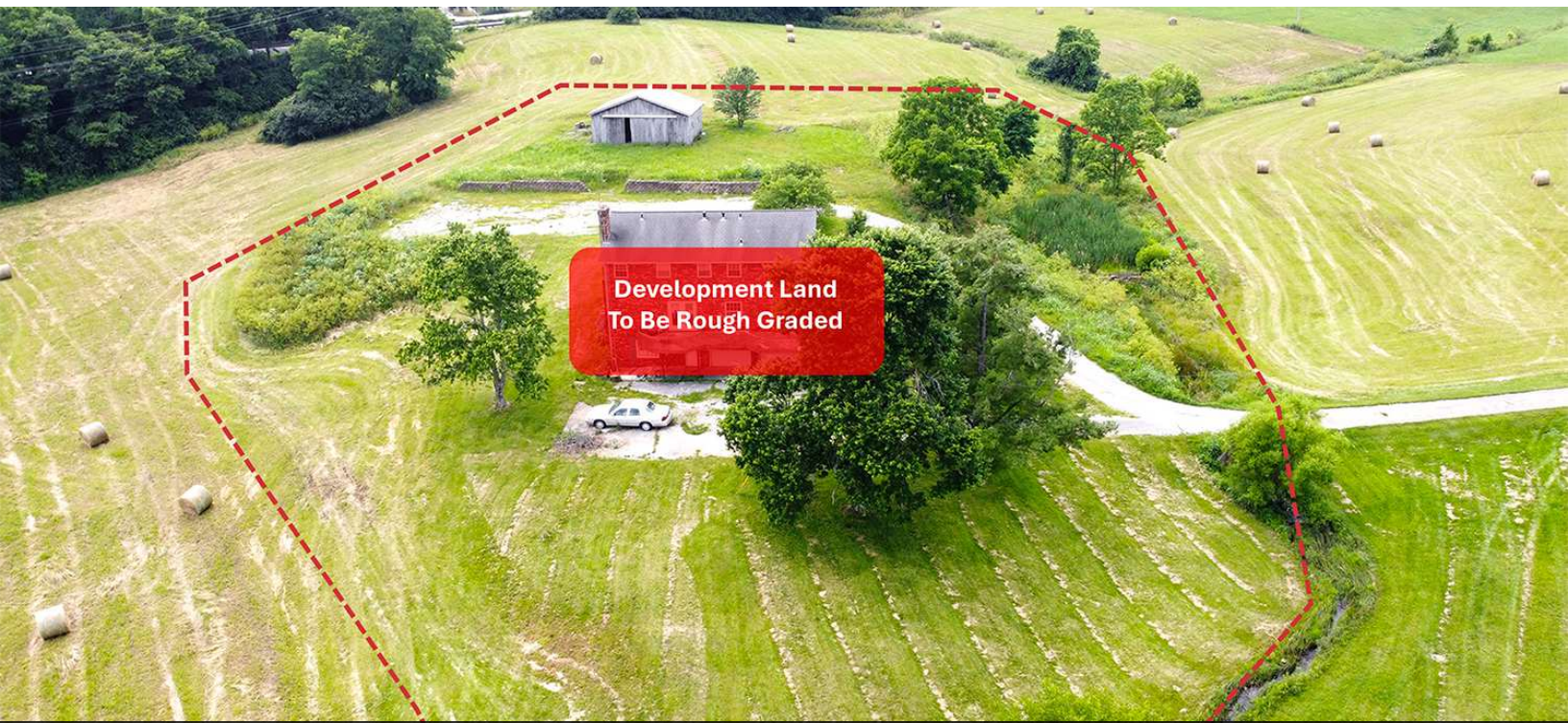
For Sale

Industrial Investment

5 Buildings + Development Land



Building #5 - 6,000 SF

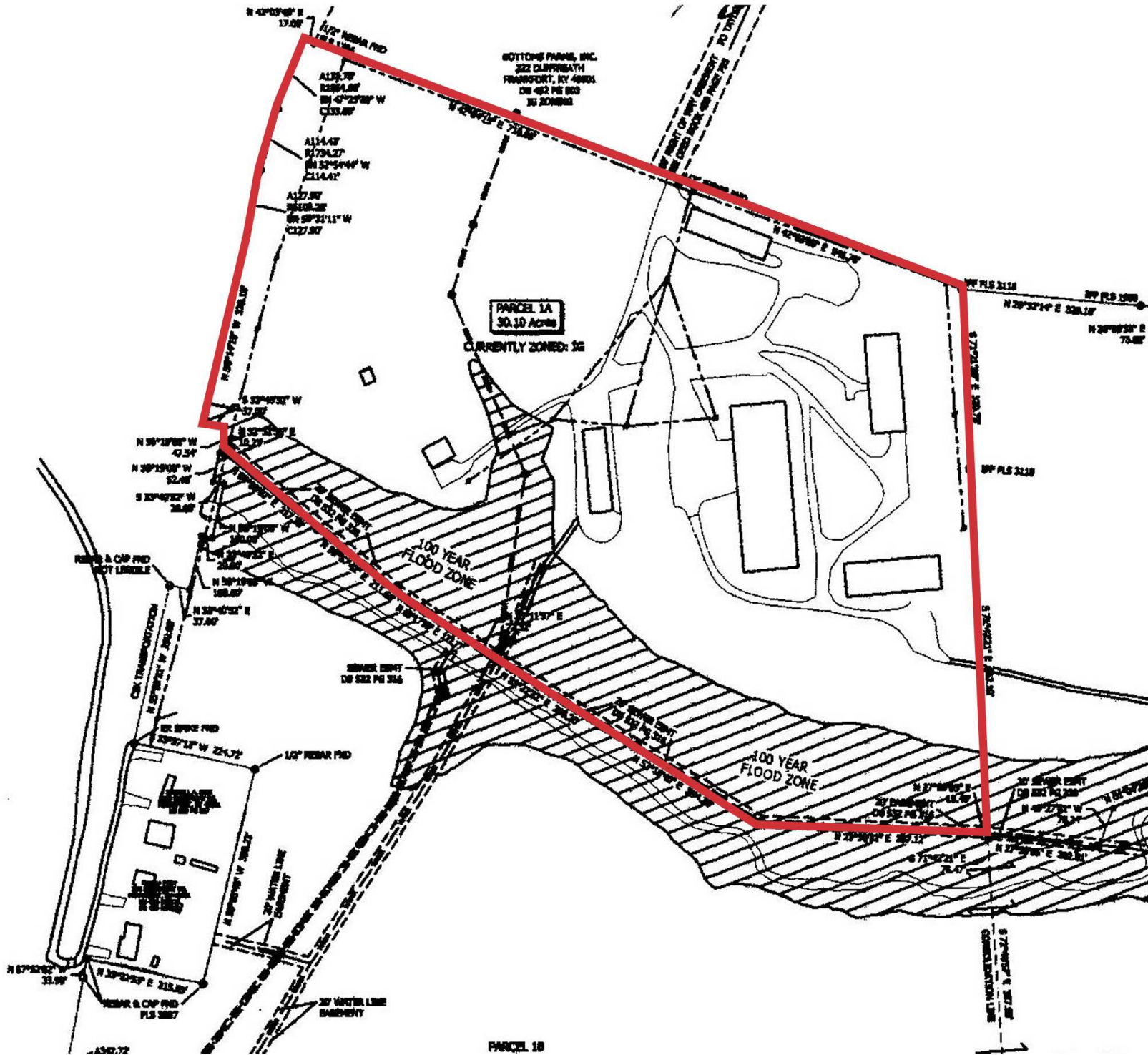


+/-5 AC Development Land

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#### Rent Roll

Building	Tenant	Size (SF)	Monthly	Base Rent		NNN Annual	Lease Expiration Date	Options
				PSF	Annual			
1	Bourbon Trail Pallets LLC	6,000	\$ 2,500.00	\$ 5.00	\$ 30,000.00	\$ -	7/31/2028	1 x 3 yr
2	Bourbon Trail Pallets LLC	10,500	\$ 5,000.00	\$ 5.71	\$ 60,000.00	\$ -	7/31/2028	1 x 3 yr
3	Benson Valley Distributors	10,500	\$ 20,000.00	\$ 5.93	\$ 240,000.00	\$ 8,851.33	8/31/2027	None
4	Benson Valley Distributors	30,000				\$ 25,289.52	8/31/2027	None
5	Ryder Truck Rental, Inc.	6,000	\$ 3,656.50	\$ 7.31	\$ 43,878.00	\$ 17,525.64	12/31/2027	1 x 3 yr annual bumps
<b>Total</b>		<b>63,000</b>	<b>\$ 31,156.50</b>		<b>\$ 373,878.00</b>	<b>\$ 51,666.50</b>		

#### Income Statement

Income	Annual
Rent	\$ 373,878.00
NNN Reimbursements	\$ 51,666.50
<b>Total</b>	<b>\$ 425,544.50</b>

#### Expenses

Property Taxes	\$ 53,108.00
Property Insurance	\$ 21,165.00
Landscape / Snow	\$ 12,000.00
Repairs and Maintenance	\$ 10,000.00
<b>Total</b>	<b>\$ 96,273.00</b>

**NOI** **\$ 329,271.50**

**Sales Price** **\$ 3,950,000.00**

**Cap Rate** **8.34%**

**5 acres of I-1 development land** **\$ 450,000.00**

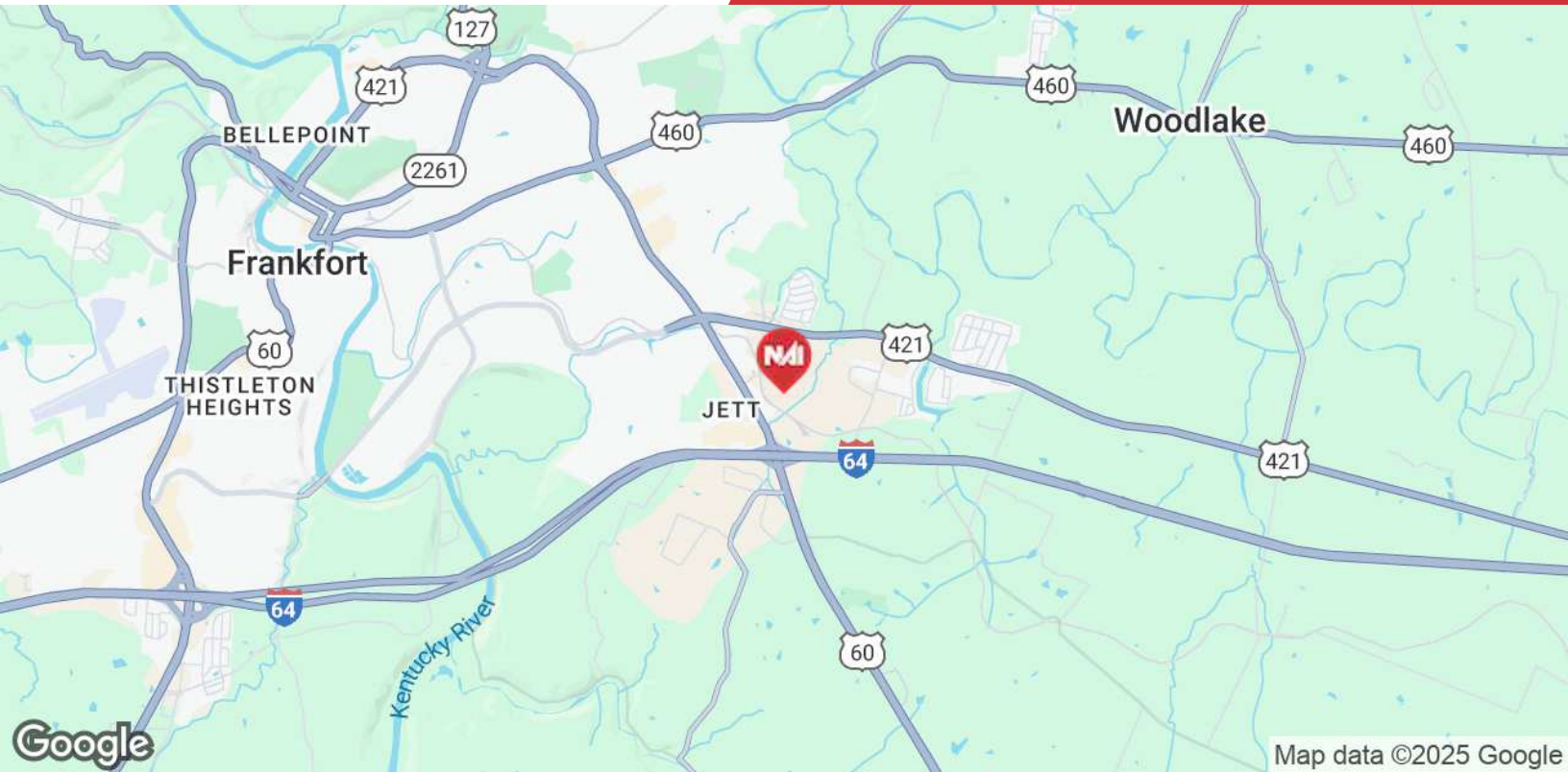
**Total Sale Price** **\$ 4,400,000.00**



## For Sale

### Industrial Investment

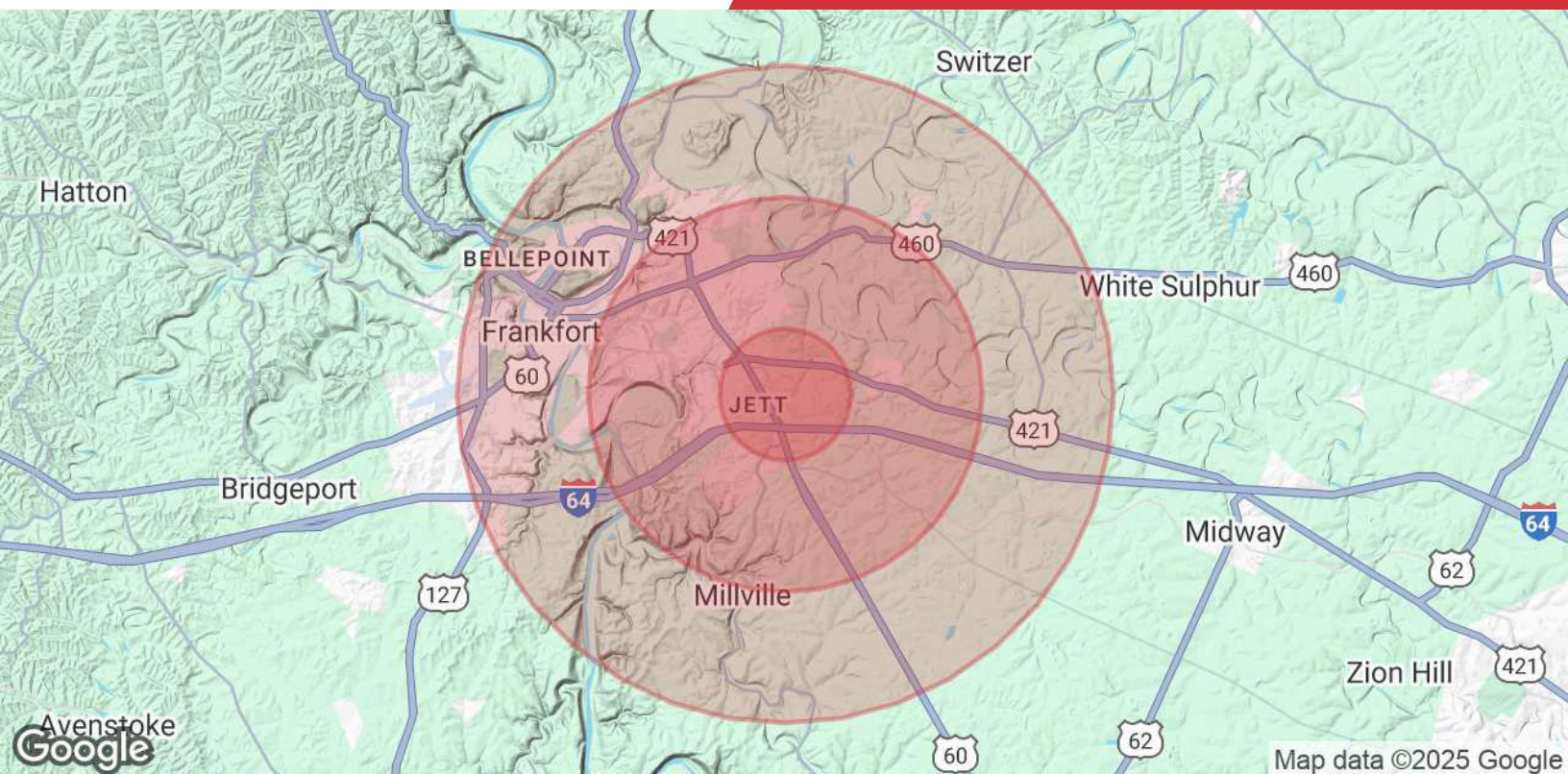
### 5 Buildings + Development Land



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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	2,146	18,924	35,286
<b>Average Age</b>	43	41	41
<b>Average Age (Male)</b>	42	40	40
<b>Average Age (Female)</b>	44	43	42

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	971	8,081	15,432
<b># of Persons per HH</b>	2.2	2.4	2.3
<b>Average HH Income</b>	\$97,646	\$94,588	\$88,774
<b>Average House Value</b>	\$276,572	\$226,010	\$224,542

Demographics data derived from 2025 STDB