

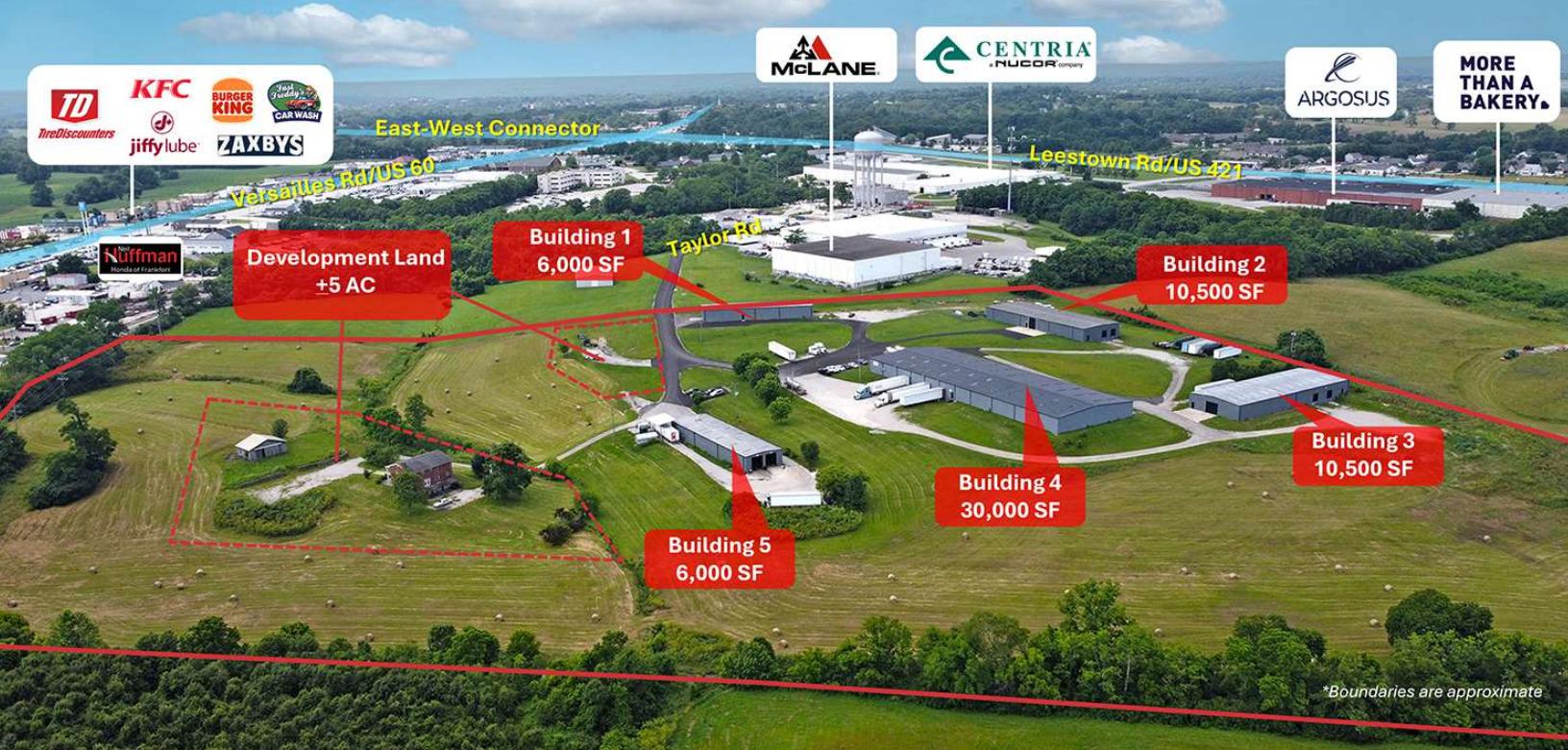


Commercial Real Estate Services, Worldwide.

For Sale

Industrial Investment

5 Buildings + Development Land



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

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

For More Information

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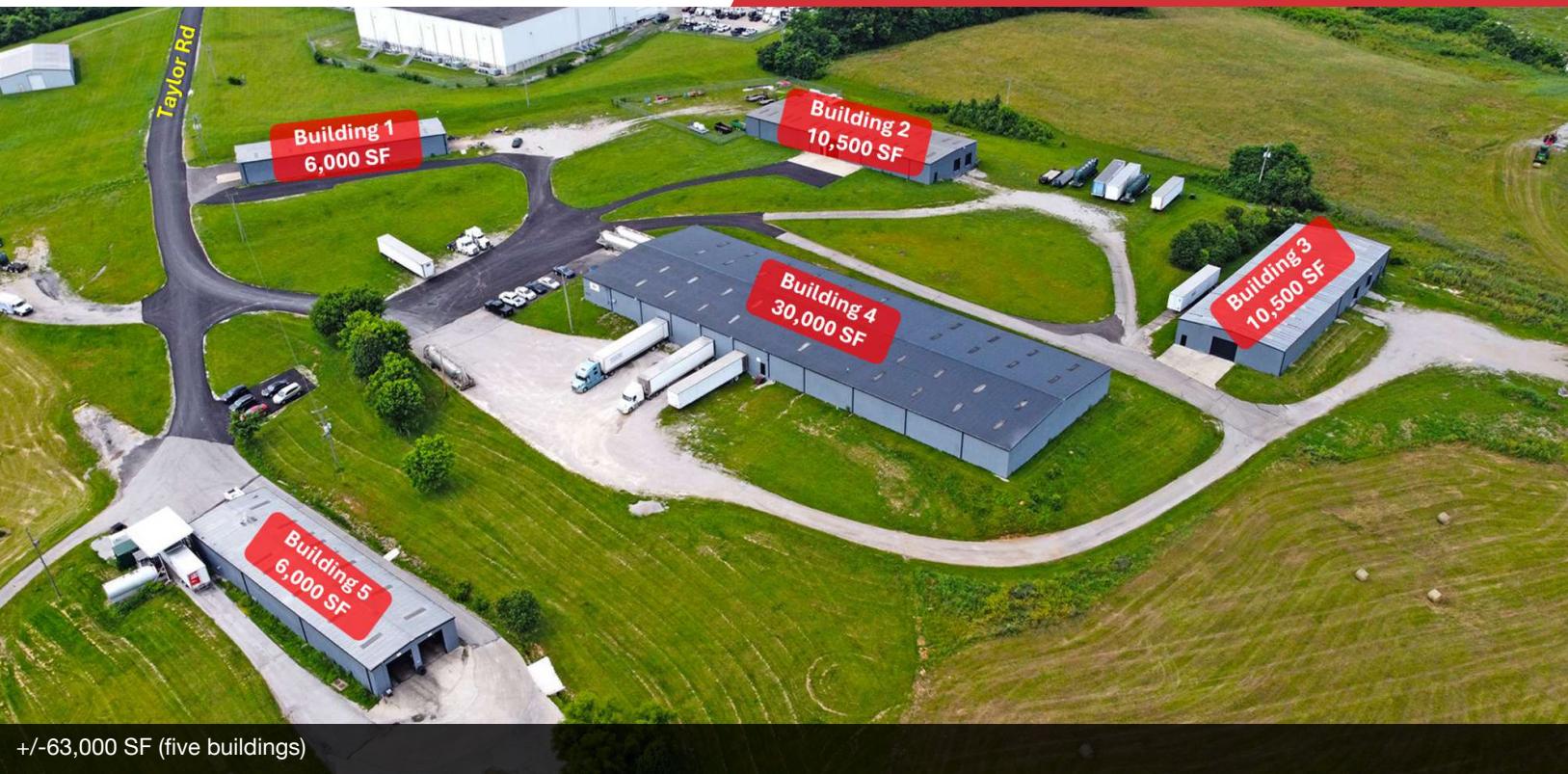
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+/-63,000 SF (five buildings)



+/-5 AC Development Land

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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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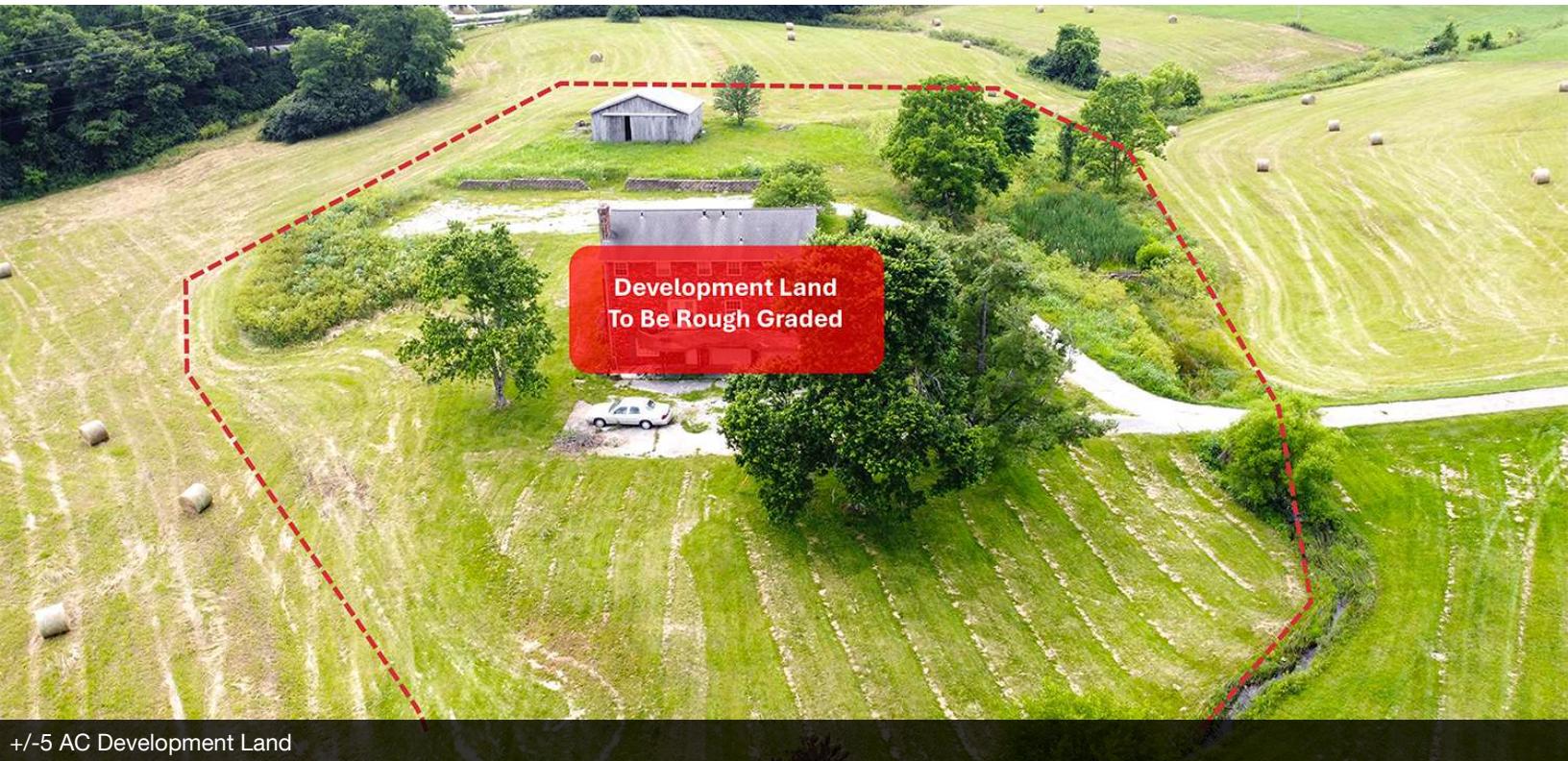


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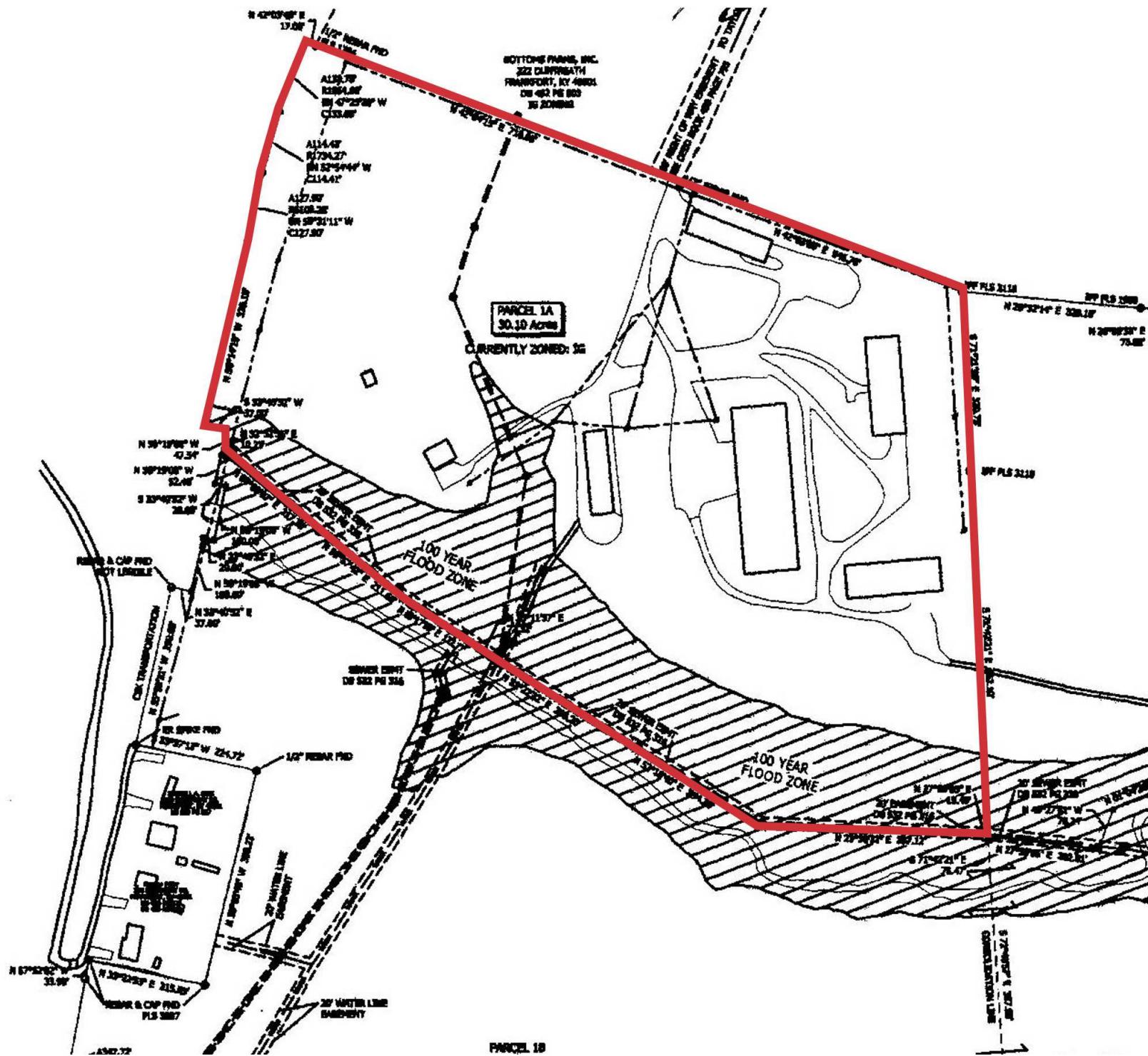
Building #5 - 6,000 SF



+/-.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
Total		63,000	\$ 31,156.50		\$ 373,878.00	\$ 51,666.50		

Income Statement

Income	Annual
Rent	\$ 373,878.00
NNN Reimbursements	\$ 51,666.50
Total	\$ 425,544.50

Expenses

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

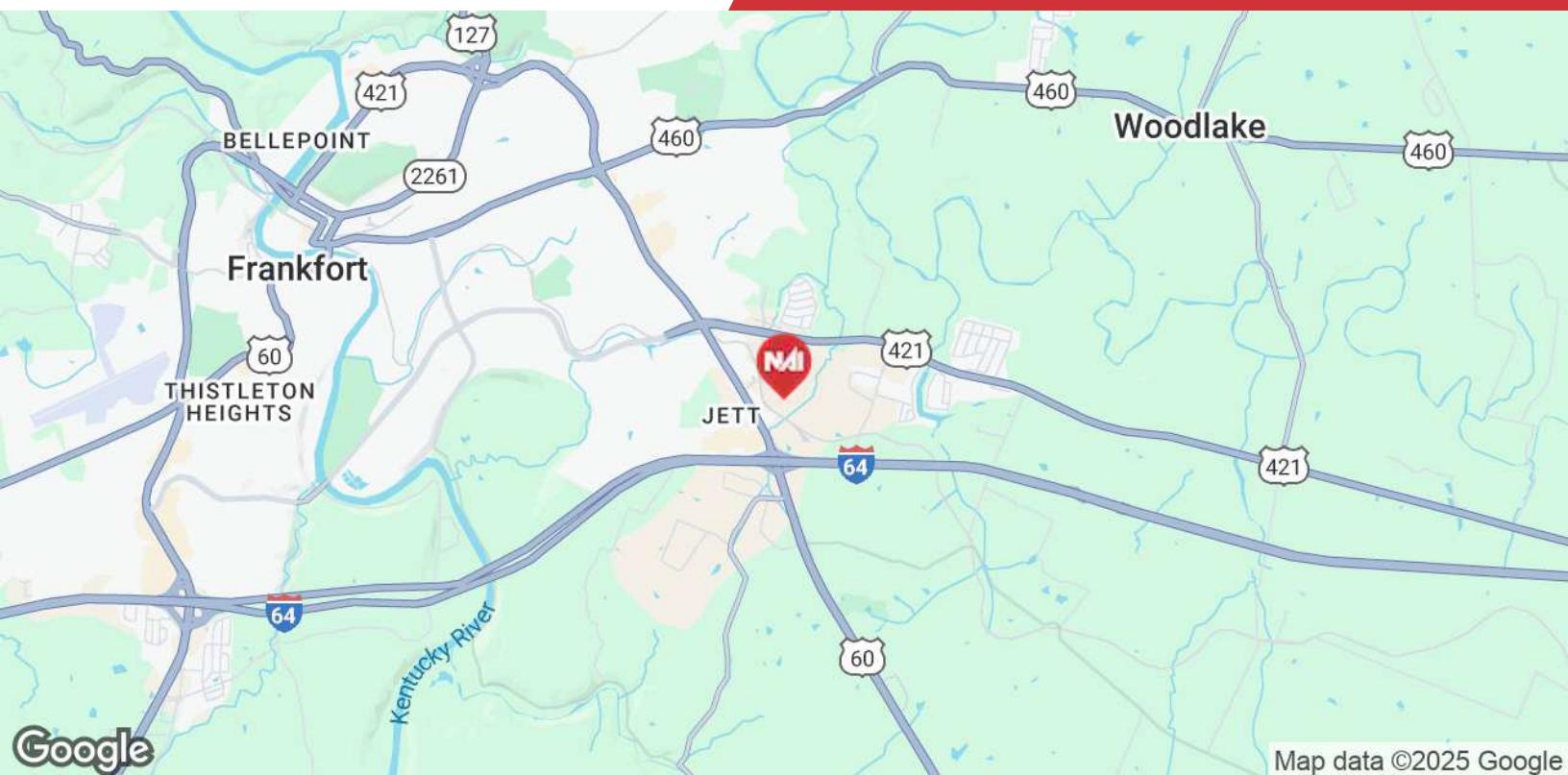
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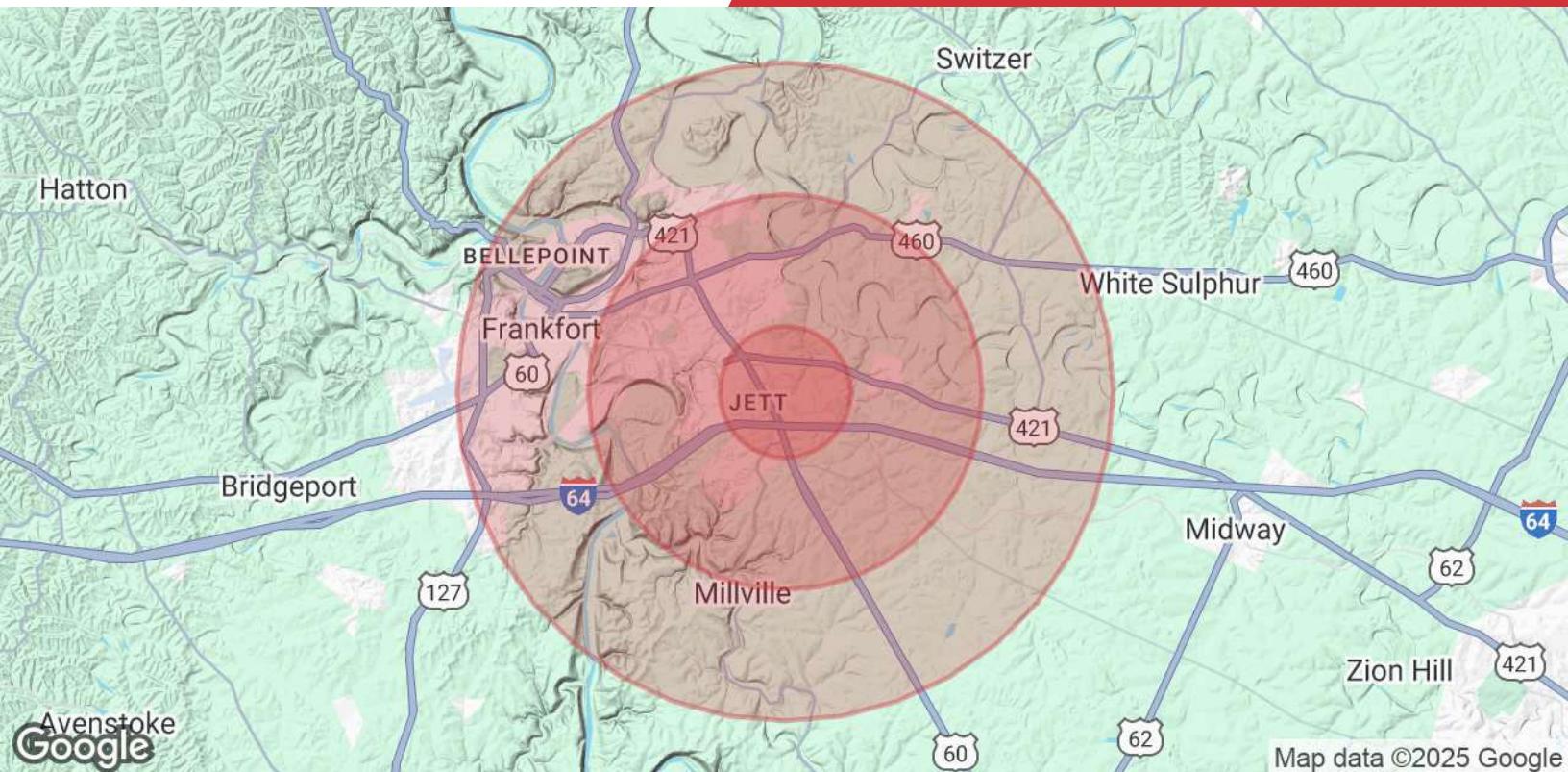
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Population

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

Households & Income

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

Demographics data derived from 2025 STDB

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