FOR LEASE

INDUSTRIAL/FLEX IN LEXINGTON, KY

1109-1113 COMMERCIAL DR.

LEXINGTON, KY 40505

BLOCK+LOT

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01: EXECUTIVE SUMMARY

1109-1113 COMMERCIAL DR.

PROPERTY DESCRIPTION

1109-1113 Commercial Dr. is an Industrial Flex Space consisting of one 2,500 SF unit.

The unit contains approximately +/-800 SF of office space with two restrooms and approximately +/-1,700 SF of warehouse space that features suspended gas heat, 14' clear height, and one drive-in door.

LOCATION DESCRIPTION

1109-1113 Commercial Drive is located in the Northeast corridor of Lexington just inside of New Circle Rd. The property is conveniently situated 2.4 miles from I-75/I-64, putting it within a 24-hour drive of 70% of the United States population.

2,500 SF

$7.50 PSF+ NNN

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02: PROPERTY OVERVIEW

1109-1113 COMMERCIAL DR.

PROPERTY HIGHLIGHTS

INDUSTRIAL
Small, high-demand flex units in the Northeast corridor of Lexington.

LOCATION
Located just off New Circle Rd., the property is accessible to Downtown Lexington, I-75, and I-64.

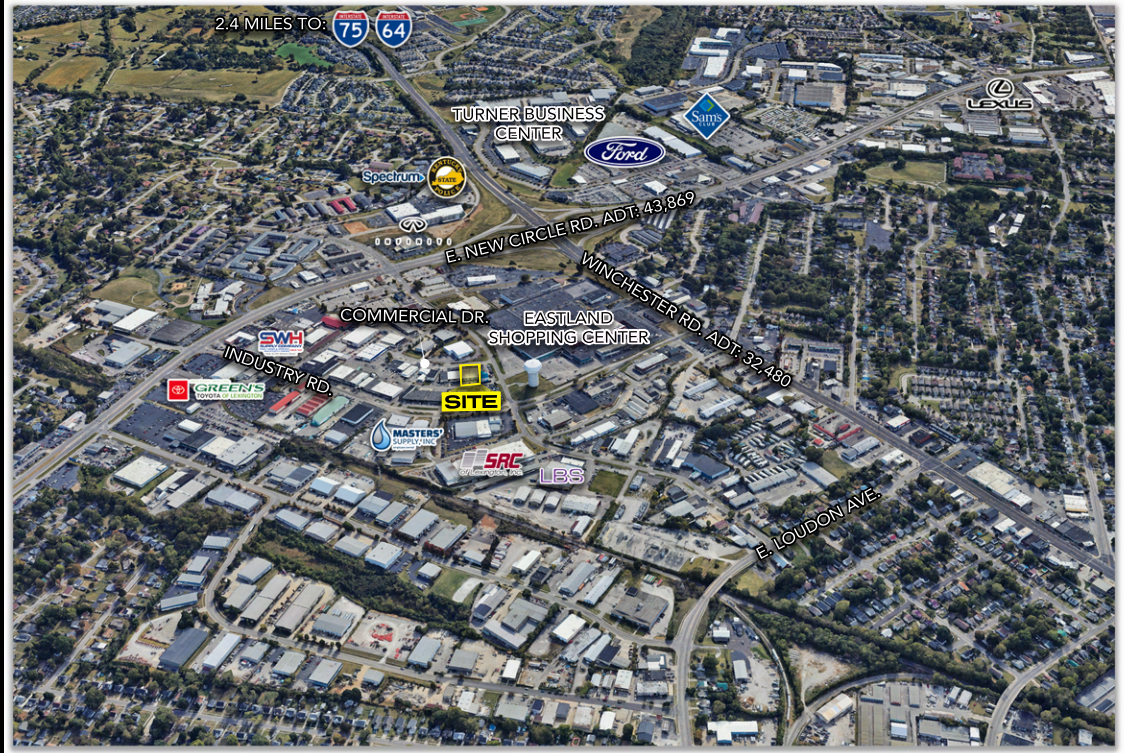
FEATURES
Drive-in doors (one per unit)

WAREHOUSE
The warehouse space features 14' clear height and suspended gas heat.

03: LOCATION INSIGHTS

AERIAL

1109-1113 COMMERCIAL DR.



03: LOCATION INSIGHTS

AERIAL

DOWNTOWN LEXINGTON
2.4 MILES

NEW CIRCLE ROAD
LESS THAN 1 MILE

BLUE GRASS AIRPORT
9.8 MILES

UNIVERSITY OF KENTUCKY
2.8 MILES

INTERSTATE 75/64
APPX. 3 MILES

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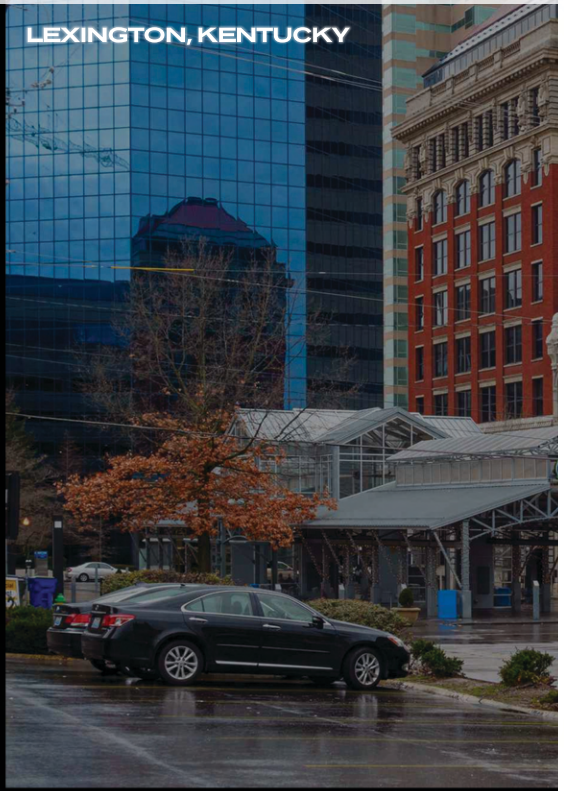
04: MARKET REPORT



1109-1113 COMMERCIAL 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 craftmanship.

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-65 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.