

FOR SALE

FREE STANDING INDUSTRIAL/FLEX/OFFICE BUILDING



1040 MANCHESTER ST.

LEXINGTON, KY 40508



GREG LEVERIDGE
859.421.8959
greg@balrealestate.com



01: EXECUTIVE SUMMARY

1040 MANCHESTER ST.



PROPERTY DESCRIPTION

Block + Lot is pleased to present this exceptionally updated and maintained Flex building located in the heart of the highly desirable Manchester Street corridor in Central Lexington. The building size at 11,578 SF on approximately 1 acre is very much in demand in this market, and consistently low in supply. As well, the division of office to warehouse is conducive to many business needs who can step right in and enjoy polished office space, cubicle rooms, multiple conference rooms, interior restrooms on each floor, copy room, and a warehouse space in the rear with loading dock access and lot accessibility that allows for large truck deliveries and pick ups. Other perks include two walk in coolers (455 SF and 375 SF), Kohler diesel back up generator that powers the entire building, 400 amp power, detached warehouse, and detached garage. The property also benefits from a central location in a highly desirable corridor that will appeal to a variety of flex users whether they are a local or regional business, benefiting from proximity to New Circle Road, Downtown Lexington, and interstate access. Additionally, extensive improvements from 2014 and optimal upkeep over the years signal a lack of deferred maintenance providing reassurance to buyers looking for a solid investment for their own preferred use accommodate the time and deal structure necessary for such a pursuit.

- Consistently High in Demand / Low in Supply Offering
- Light Industrial Zoning (I-1) with Adaptive Reuse Zoning Overlay
- Just under 1 acre with generous access and parking areas for delivery

11,578 SF
0.8 ACRES

FOR SALE:
\$1,250,000

02: PROPERTY OVERVIEW

1040 MANCHESTER ST.

PROPERTY HIGHLIGHTS

LOCATION

Central Lexington Location just off Downtown in Lexington's booming Distillery District.

ZONING

Adaptive Reuse Zoning Overlay for added use flexibility.

EASY ACCESS

Close proximity to New Circle Road, Downtown, and Interstate access.

BROWNFIELD PROGRAM

This Property is enrolled in Kentucky's Brownfield Program, see links below for more details:

SUPPORTING DOCUMENT LINKS

Click on the links below to be redirected:

- Due Diligence Room
- Buyer Disclosure Property Management Plan
- Complete PMP Report
- Phase II
- Lex Brownfield Audit
- As Built Plans from 2014 Renovations



02: PROPERTY OVERVIEW

KEY FEATURES
1040 MANCHESTER ST.



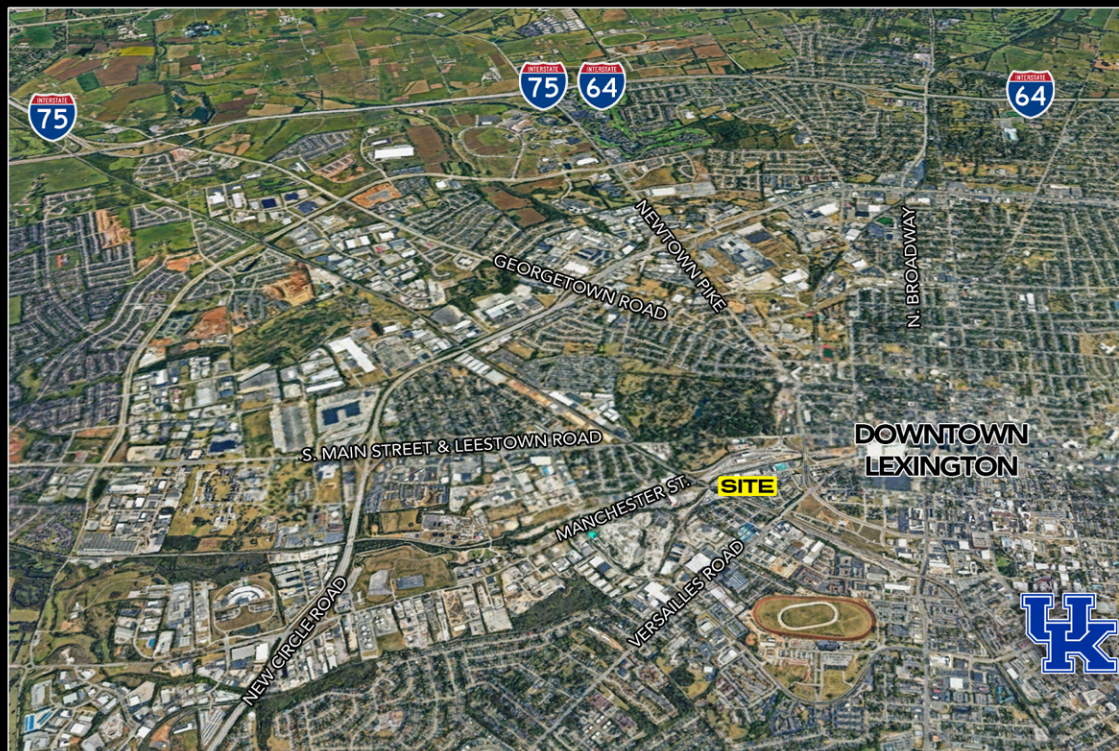
03: LOCATION INSIGHTS

SITE MAP
1040 MANCHESTER ST.



03: LOCATION INSIGHTS

AERIAL
1040 MANCHESTER ST.



04: MARKET REPORT

LEXINGTON, KENTUCKY



1040 MANCHESTER ST.

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.