


# FOR LEASE

INDUSTRIAL

**2064 MERCER ROAD**  
LEXINGTON, KY 40511

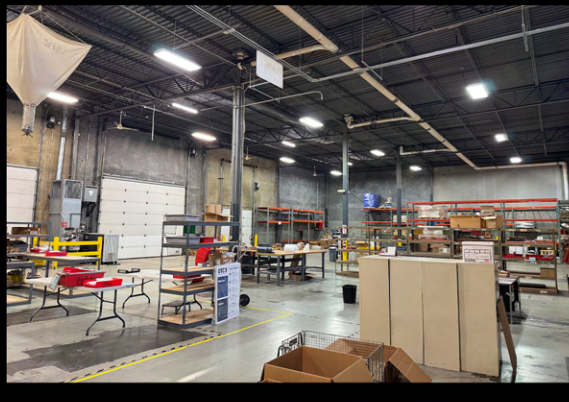
 BLOCK+LOT

**PETER BARR, CCIM, SIOR**  
859.351.7924  
peter@balrealestate.com



# 01: EXECUTIVE SUMMARY

2064 MERCER ROAD



## PROPERTY HIGHLIGHTS

### CLASS A

Class A Tilt up construction

### CLEAR HEIGHT

22'-25' clear height

### SECURED

Fenced secured truck court

### LOADING

1 dock with leveler, 2 14'x14' drive-in doors

### FREE STANDING

Free standing single-tenant industrial building



14,136  
SF



\$8.75 PSF+  
NNN



ZONED  
I-1

# 02: PROPERTY OVERVIEW

## PROPERTY SPECIFICATIONS 2064 MERCER ROAD

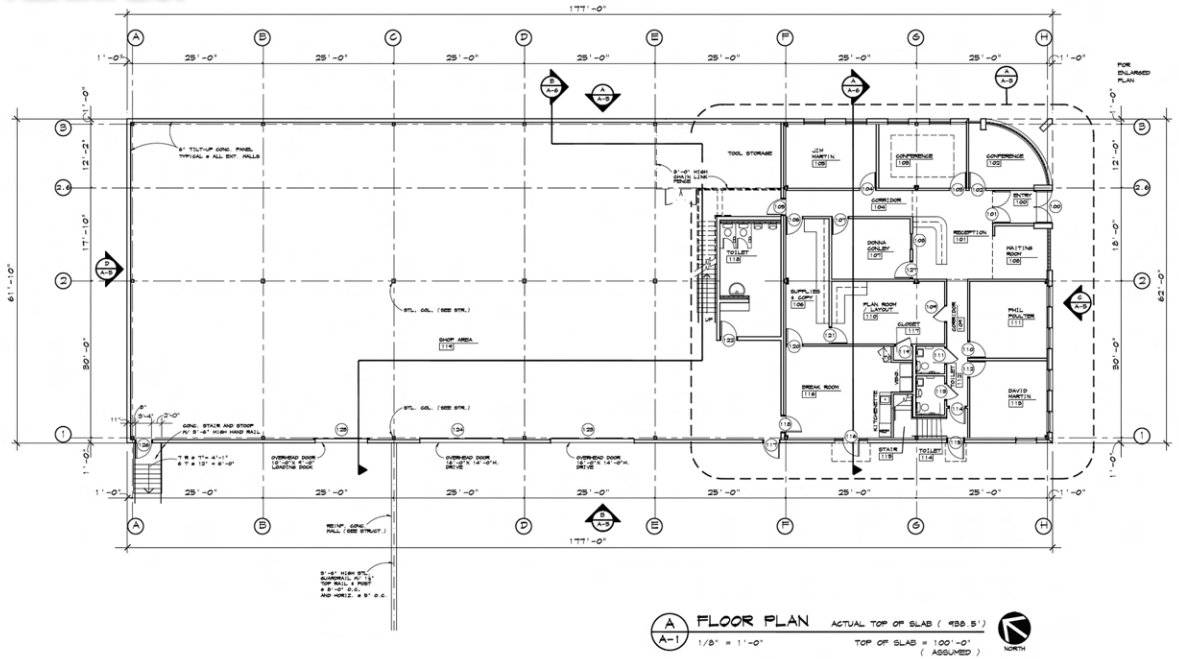


<b>Address</b>	2064 Mercer Road, Lexington, KY 40511
<b>Year Built</b>	1996
<b>Total Square Feet</b>	14,136 SF
<b>Office Square Feet</b>	6,324 SF-Reception, 9 offices, breakroom, workroom, 4 restrooms, storage, conference room, large training/cubicle room
<b>Site Size</b>	2.39 Acres
<b>Lease Rate/Type</b>	\$8.75 PSF/NNN
<b>Construction/Class</b>	Tilt up/A
<b>Dimensions</b>	Building- 177'x62' / Office- 51'x62'
<b>Lighting</b>	LED
<b>Clear Height</b>	22-25' clear height
<b>Column Spacing</b>	1 column line at 25'
<b>Floor Thickness/Type</b>	At least 5" reinforced
<b>Pneumatic Airlines/Compressors</b>	Compressor with drops in place
<b>Power</b>	3 phase
<b>Dock/Drive-in Doors</b>	1 with a manual pit leveler / 2, 14'x14'
<b>Zoning</b>	I-1
<b>Car Parking</b>	+/- 25
<b>HVAC Warehouse/Office</b>	Gas heat, warehouse fans / Central
<b>Signage</b>	Building
<b>Other Features</b>	Warehouse windows, secured fenced truck court, small outside storage, all concrete parking/truck court, two warehouse restrooms with lockers.

# 02: PROPERTY OVERVIEW

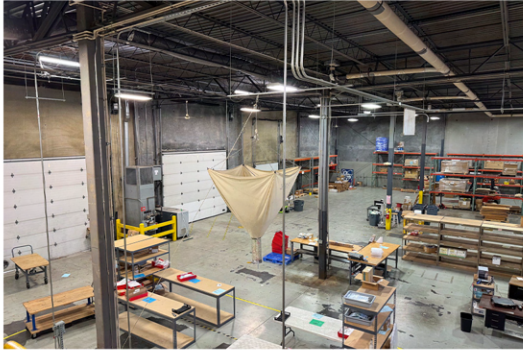
2064 MERCER ROAD

## FLOOR PLAN



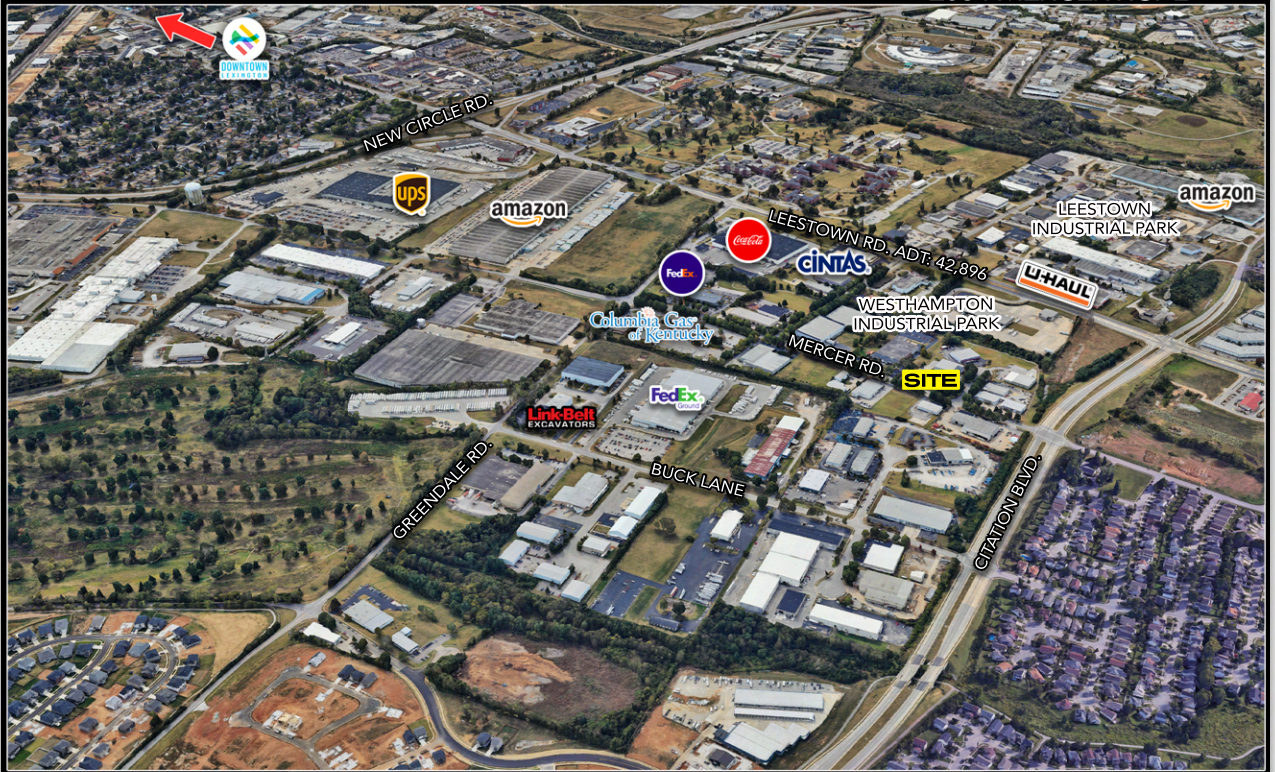
# 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS  
2064 MERCER ROAD



# 03: LOCATION INSIGHTS

AERIAL  
2064 MERCER ROAD



# 03: LOCATION INSIGHTS

2064 MERCER ROAD

AERIAL

**INTERSTATE 75/64**

3.2 MILES

**NEW CIRCLE RD.**

ABOUT 1 MILE

**BLUE GRASS**

**AIRPORT**

ABOUT 6 MILES

**DOWNTOWN**

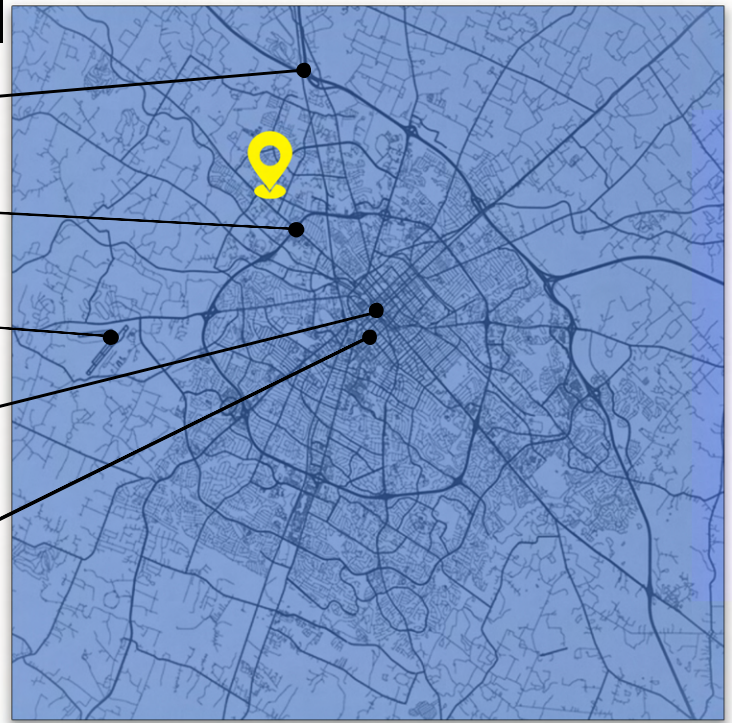
**LEXINGTON**

3.7 MILES

**UNIVERSITY OF**

**KENTUCKY**

5.3 MILES



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



## 2064 MERCER ROAD

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.