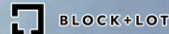


FOR LEASE

OFFICE/FLEX IN TURNER BUSINESS CENTER



TURNER BUSINESS CENTER

973 BEASLEY STREET, UNITS 110, LEXINGTON, KY 40509

MAC MCLEAN
859.806.0161
mac@balrealstate.com



AMY MELLINGER
859.619.5369
amy@balrealstate.com



LUCAS WITT
859.948.5646
lucas@balrealstate.com



01: EXECUTIVE SUMMARY

973 BEASLEY STREET,
UNIT 110



PROPERTY DESCRIPTION

Block + Lot is pleased to present a Class A flex-space in the established Turner Business Center. This first-floor suite (currently under renovation) features a perfect blend of office/warehouse with a fully climate-controlled warehouse, one (1) drive-in door, and 22' clear height. Abundant surface level parking and high visibility with frontage to Winchester Road make this an attractive location for any business.



Excellent proximity to I-75/I-64, New Circle Road, and downtown Lexington. Surrounded by abundant area retail and nestled within an established business park, this location offers both the visibility and convenience essential for any growing business.



**+/- 5,241 SF
AVAILABLE**



**\$13.50 PSF+
NNN**



**ZONED
B-4**

02: PROPERTY OVERVIEW

973 BEASLEY STREET,
UNIT 110

PROPERTY HIGHLIGHTS

PREMISES

Highly-visible Class A Flex space with abundant surface parking.

INDUSTRIAL FEATURES

Climate-controlled warehouse with 22' clear height with one (1) drive-in door.

TURNER BUSINESS CENTER

The building is located in the established Turner Business Center with excellent proximity to major roadways.

PROXIMITY

973 Beasley St. offers easy accessibility to New Circle Rd., I-75, I-64, and abundant area retail.

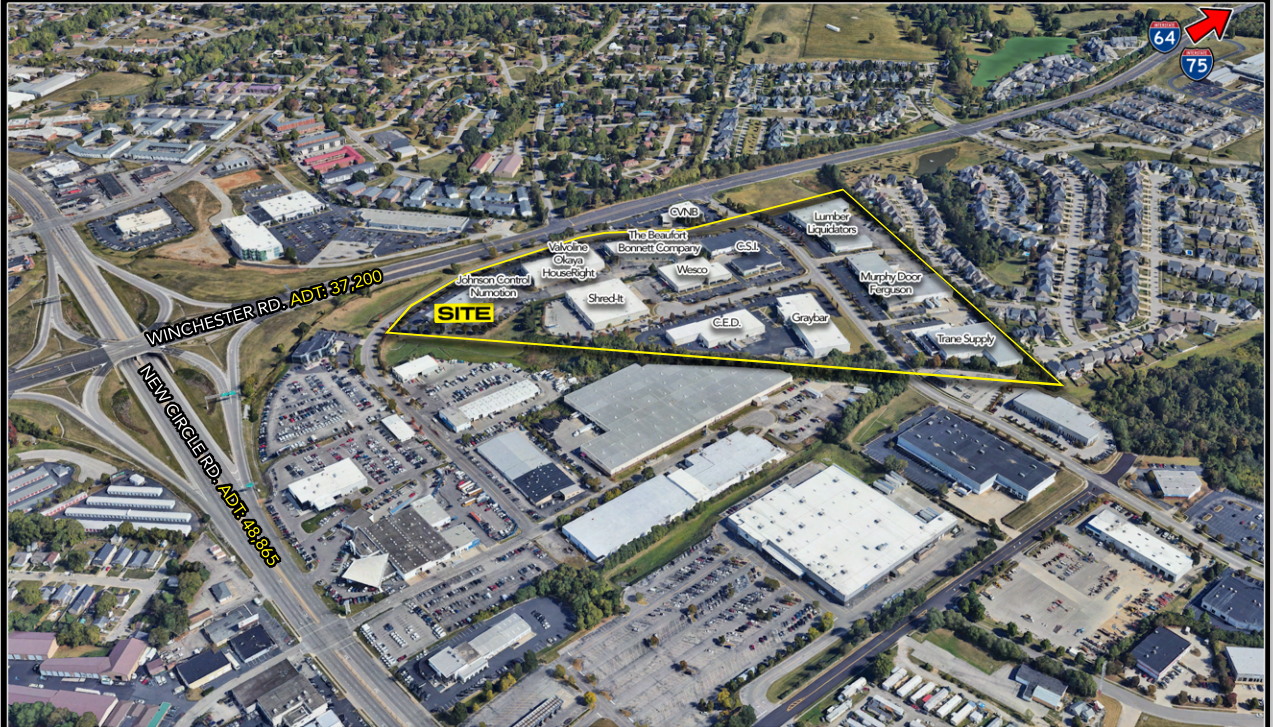
MANAGEMENT

For added convenience to Tenants, the building offers on-site property management.



03: LOCATION INSIGHTS

973 BEASLEY STREET,
UNIT 110
TURNER BUSINESS CENTER



03: LOCATION INSIGHTS

973 BEASLEY STREET,
UNIT 110

AERIAL

INTERSTATE 75/64

LESS THAN 2 MILES

DOWNTOWN LEXINGTON

3.3 MILES

BLUE GRASS AIRPORT

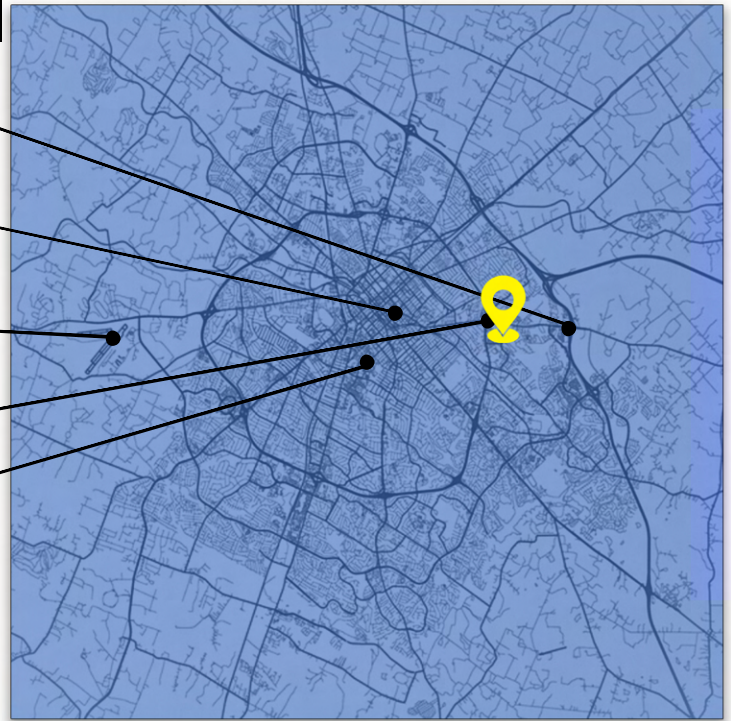
14.3 MILES

NEW CIRCLE ROAD

ABOUT 1 MILE

UNIVERSITY OF KENTUCKY

3.6 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



973 BEASLEY STREET,
UNIT 110

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.