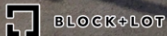


FOR LEASE

FLEX/INDUSTRIAL SPACE

441 HAYMAN AVE.

LEXINGTON, KY 40508



ALAINA STOKES

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01: EXECUTIVE SUMMARY

441 HAYMAN AVENUE



PROPERTY DESCRIPTION

Block+Lot is pleased to offer industrial flex space in the popular Hayman/Chair Avenue Block near downtown Lexington and the University of Kentucky. 441 Hayman Avenue, Suite B is 7,700 SF with appx, 2,000 SF of office space with the balance as open warehouse space. The space features one drive-in door, three restrooms, LED lighting, 12'-22' clear height, 3 phase electrical service, suspended gas heat in the warehouse, and a dry sprinkler system. The property offers +/- 65 shared parking spaces and on-site management. Join Country Boy Brewing, TDS Restaurants, and Dauenhauer Plumbing in this well-located industrial/flex property.

The Hayman/Chair Avenue Block is conveniently located off the highly traveled S. Broadway corridor in Lexington, KY. It is three blocks southwest of the Central Business District, two blocks west from the University of Kentucky, and 3.75 miles south of I-75.



**7,700 SF
AVAILABLE**



**\$6.00 PSF+
NNN**



**ZONED
I-1**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

441 HAYMAN AVENUE

PROPERTY HIGHLIGHTS

FLEXIBLE

Flexible lease terms including flexible length of lease.

SUITE B

Rare-sized industrial/flex unit in the markt close to the Central Business District and University of Kentucky.

FEATURES

One drive-in door, LED lighting, 12'-22' clear height, 3 phase electrical service, suspended gas heat in warehouse, and a dry sprinkler system.

LOCATION

Located on a major connector to the Newtown Pike Extension and less than 1 mile from the University of Kentucky.

PARKING

+/- 65 shared parking spaces.

MANAGEMENT

On-site property management.



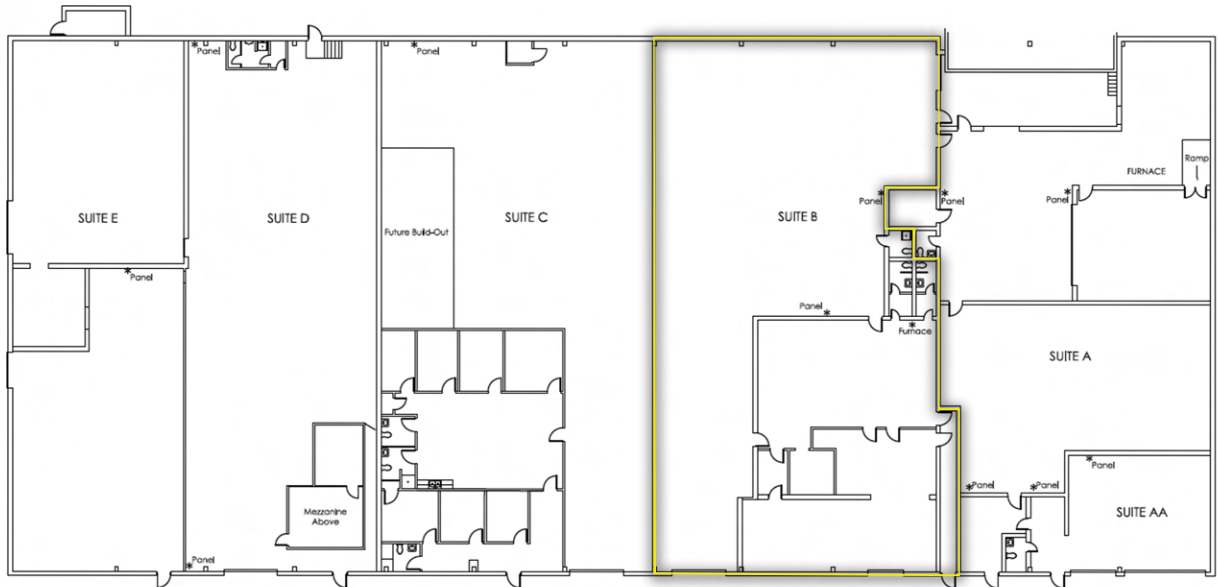
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 BLOCK+LOT

02: PROPERTY OVERVIEW

441 HAYMAN AVENUE

FLOOR PLAN - SUITE B



AERIAL
441 HAYMAN AVENUE



03: LOCATION INSIGHTS

441 HAYMAN AVENUE

AERIAL

DOWNTOWN LEXINGTON

LESS THAN 1 MILE

NEW CIRCLE ROAD

2.7 MILES

BLUE GRASS AIRPORT

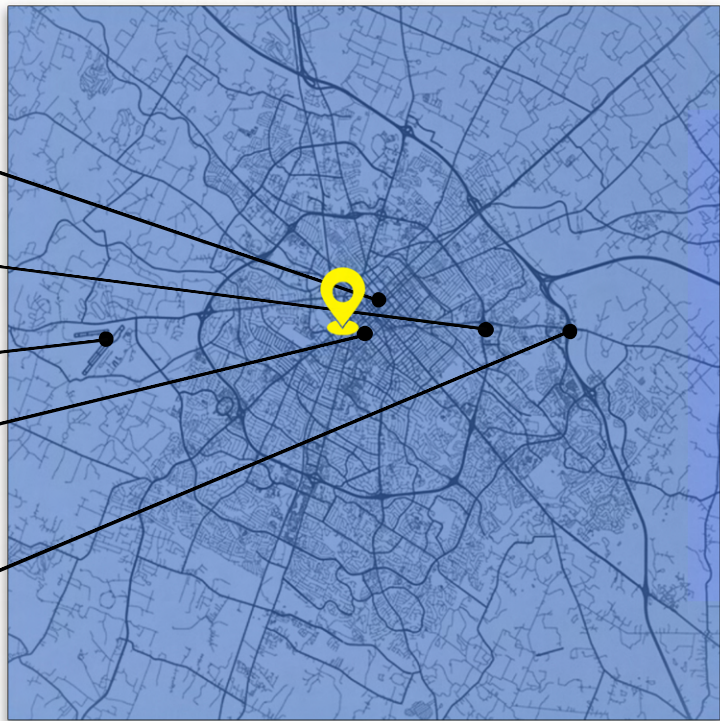
5.6 MILES

UNIVERSITY OF KENTUCKY

LESS THAN 1 MILE

INTERSTATE 75/64

APPX. 4 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



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.