

2268 Danforth Drive Lexington, KY 40511

✓ High Demand Building Size in a Limited Inventory Market

✓ Ideally Located Near I-75/64 and New Circle Road

✓ Dock Door/Drive-In Door

✓ 18' Ceilings



Contact:

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BLOCK+LOT

Space Available:
11,273 SF

Lease Rate:
\$7.50/SF + NNN

Zoning:
I-2 (Heavy Industrial)



Property Description

2268 Danforth Drive offers the rare opportunity to lease a free standing industrial building in the Bluegrass Commerce Center, located in Lexington's high demand northern industrial corridor. The building, zoned I-2 (heavy industrial), totals 11,273 SF (per PVA) and is situated on 1.4 acres. The block/metal building features appx. 1,200 SF of office, one 16' drive-in door, one dock door, and 18' clear height. The space is ideal for manufacturing, distribution, or storage.

*Agent is a Principal Owner in the Property.

2268 Danforth Drive

Aerial & Location Description



Location Description:

2268 Danforth Drive is located on the north side of Lexington in the Bluegrass Commerce Center. It is appx. 3.5 miles from I-64/I-75, 1.5 miles from New Circle Road, and less than 8 miles to Bluegrass Airport. With an MSA over 645,000, Lexington is the second largest market in the Commonwealth of Kentucky. Lexington provides a strategic location for businesses through access to a highly educated labor force, low startup and operational costs, below average cost of living and its location at I-75/I-64 intersection providing a 24 hour or less drive to approximately 70% of the United States population.



2268 Danforth Drive

Photos

