

LIBERTY STATION

1865 Liberty Road, Lexington, KY 40505

FOR LEASE



BLOCK+LOT

Executive Summary

The new Liberty Station Industrial/Flex Development will bring 62,988 SF of industrial space in high demand sizes to the limited inventory Lexington market. The development features two new pre-engineered metal buildings slated for completion in Q1 2027. The buildings will total 62,988 SF and are situated on 3.67 acres. The spaces will feature build to suit office with glass storefronts, LED lighting, 16'-18' clear height, 6" reinforced concrete, 3-phase electric, 17 total dock doors with edge of dock levelers, 16 total 10'x12' drive-in doors, single column line spacing, and suspended gas heat. The development will offer 129 parking spaces and building signage to new tenants. Suite sizes are flexible with a minimum divisibility of 3,980 SF and a maximum square footage of 37,208 SF.

Liberty Station is located near the intersection of New Circle Road and Liberty Road in Lexington's eastern corridor. The property is appx. 3 miles from I-64/I-75 via the Winchester Road exit of New Circle Road. It is in close proximity to downtown Lexington, Lexus of Lexington, The Warehouse Block, Hamburg Pavilion, and retail amenities on Richmond Road.



Up to 62,988 SF

Building Area

3.67 Acres

Land

**B-4 (Warehouse/
Wholesale Business)**
Zoning

\$9.75/SF/Year

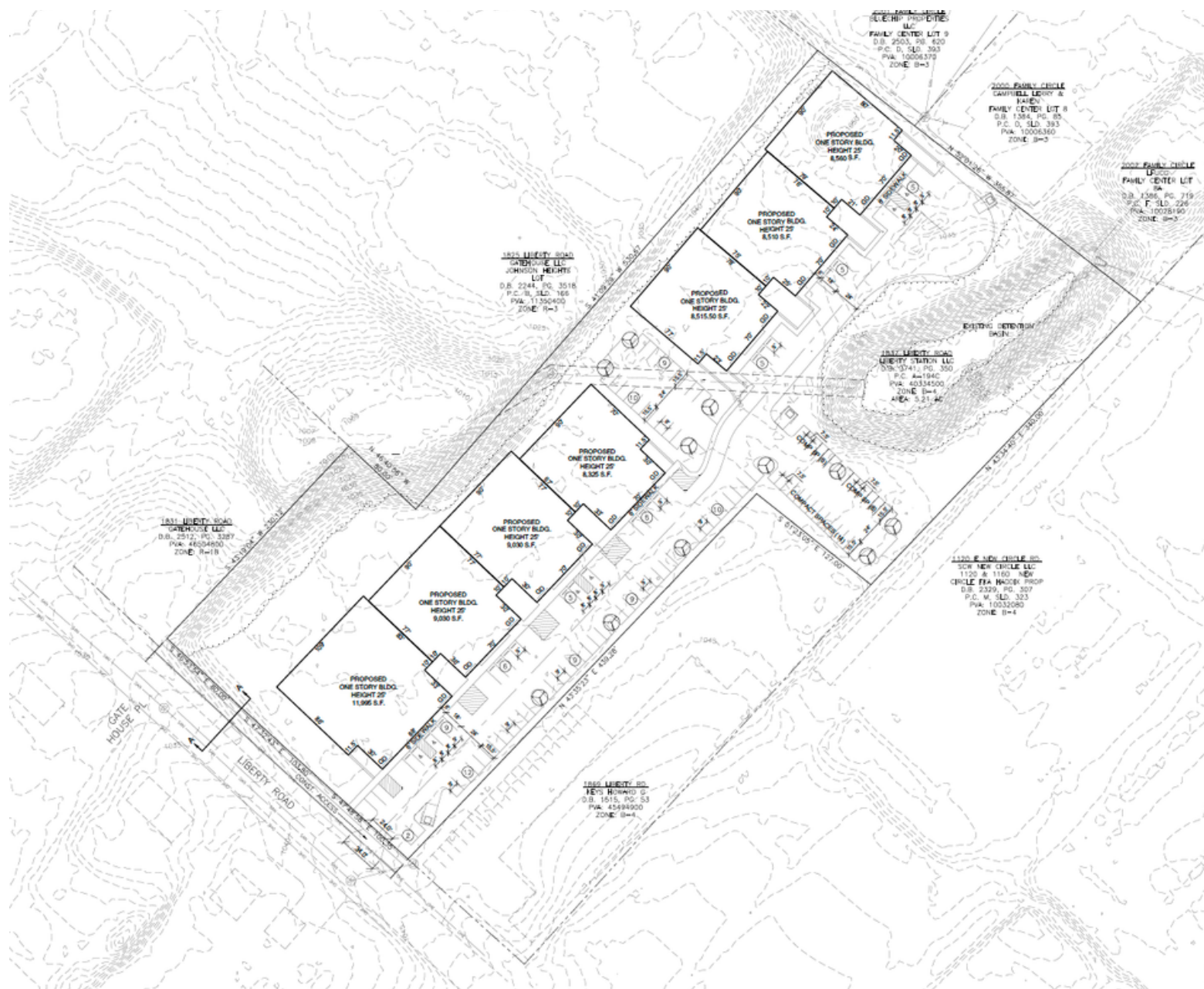
Lease Rate

Property Overview

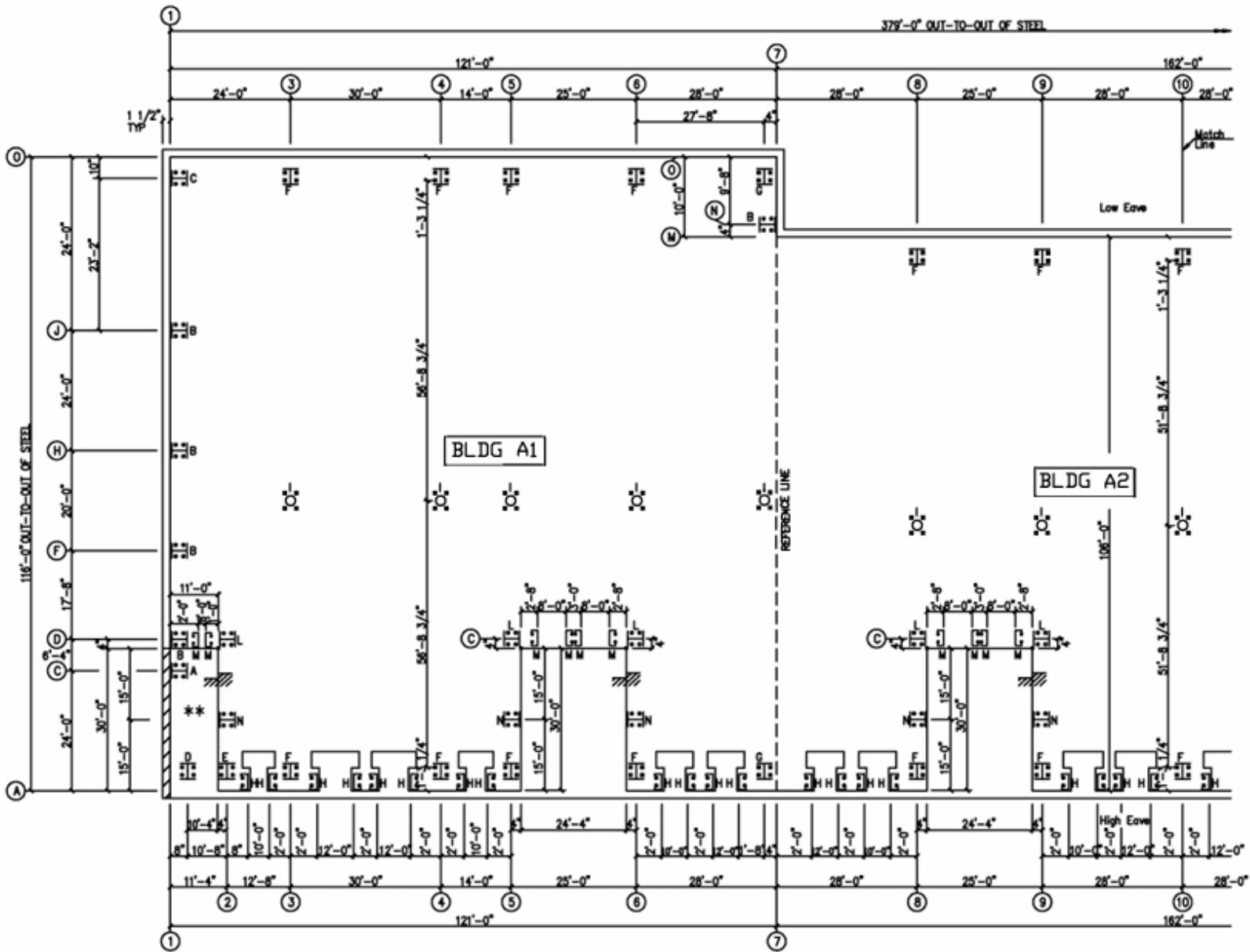
Address	1865 Liberty Road, Lexington, KY 40505
Year Built	2026
Building Area/Land Area	62,988 SF/ 3.67 Acres
Available Square Feet	3,980 - 37,208 SF
Lease Rate/Type	\$9.75/SF/Year/ NNN
Construction	Pre-engineered metal
Clear Height	16'-18'
Floor Thickness	6" reinforced concrete
Dock Doors/Drive-In Doors	17 total with edge of dock levelers / 16, 10'x12'
Zoning	B-4 (Warehouse/Wholesale Business)
Parking Spaces	129 car spaces
Lighting	LED
Power	200 AMP 208 3P
Signage	Building signage available
HVAC-Warehouse	Suspended gas heat



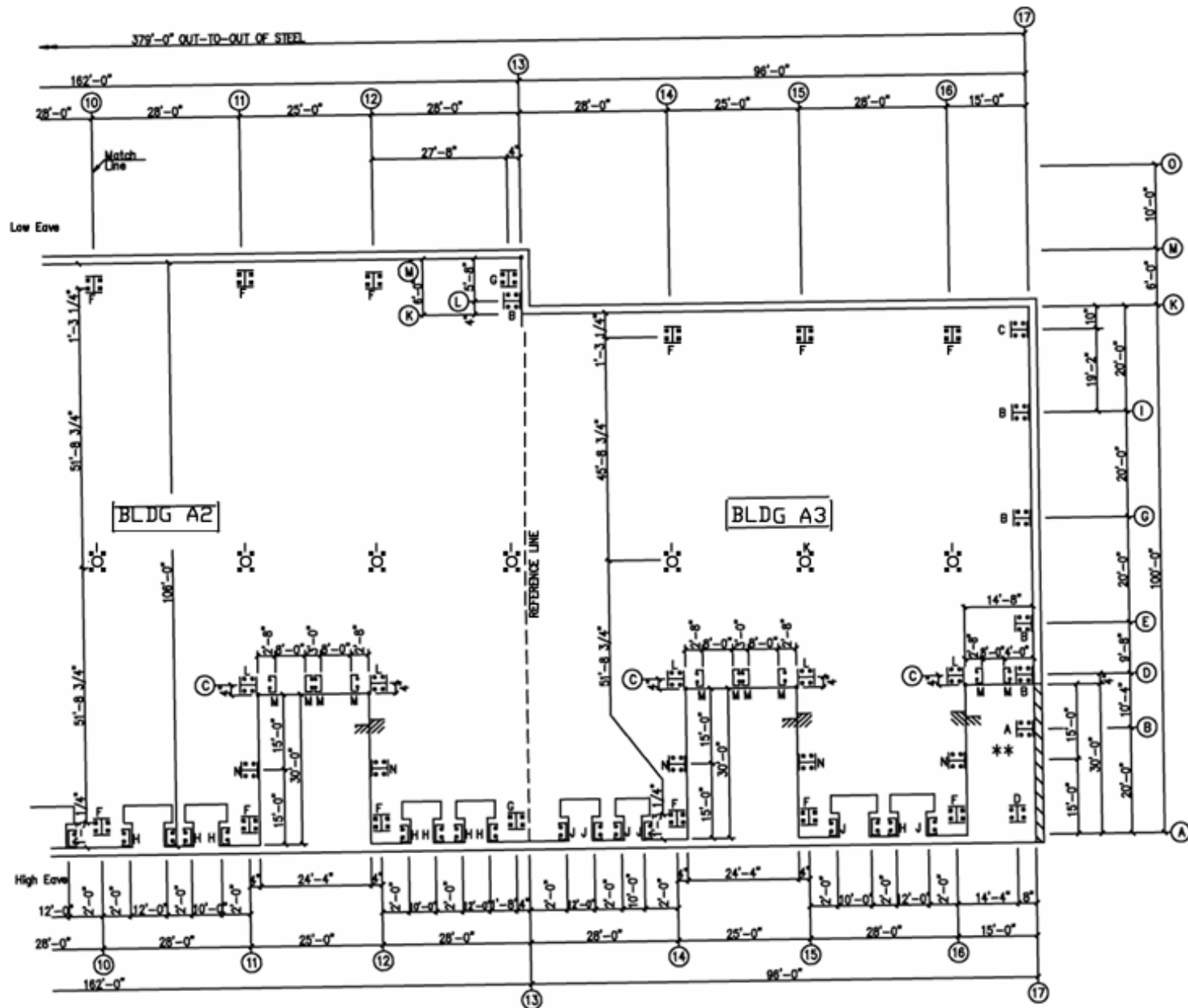
Development Plan



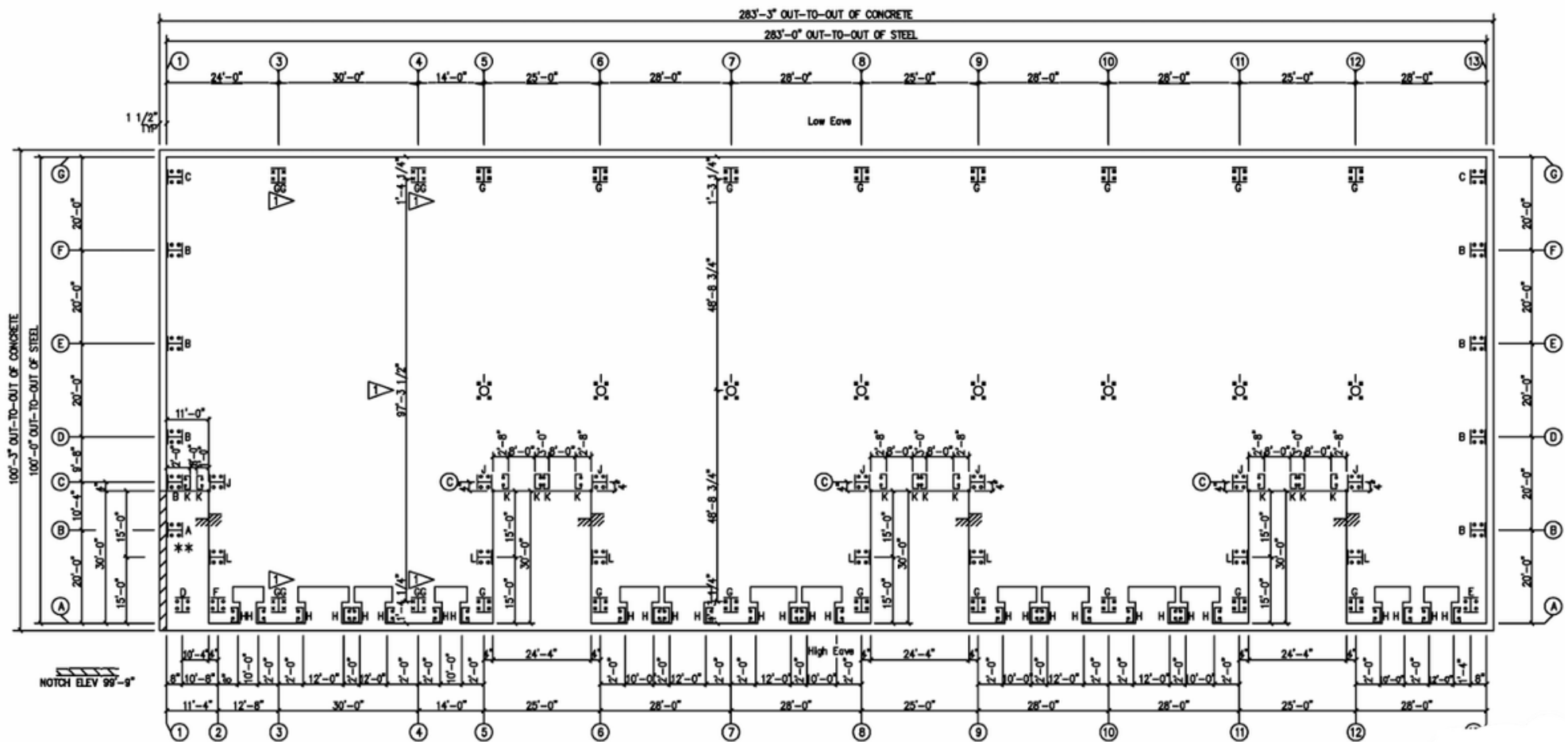
Building A Floor Plan



Building A Floor Plan



Building B Floor Plan



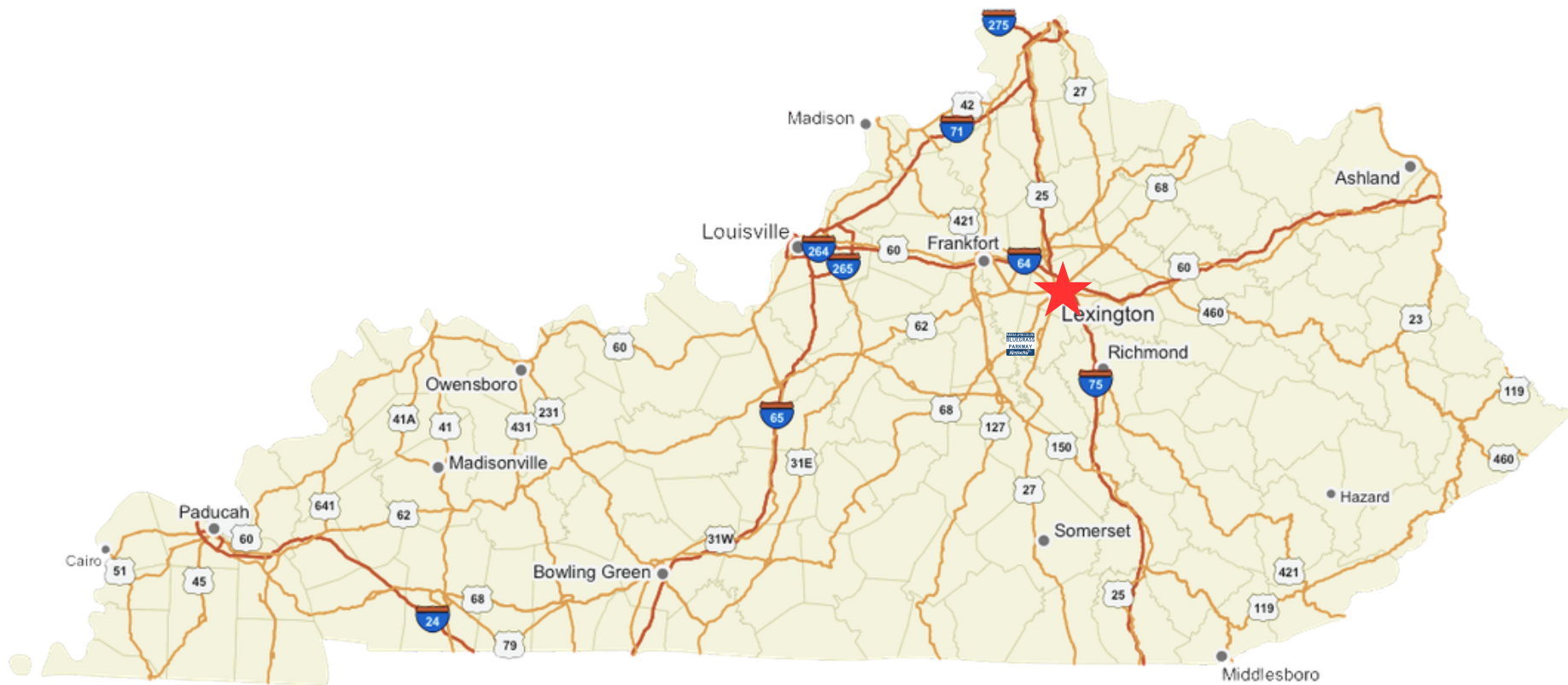
Aerial Map



Location Description:

Liberty Station is located near the intersection of New Circle Road and Liberty Road in Lexington's eastern corridor. The property is appx. 3 miles from I-64/I-75 via the Winchester Road exit of New Circle Road. It is in close proximity to downtown Lexington, Lexus of Lexington, The Warehouse Block, Hamburg Pavilion, and retail amenities on Richmond Road.

Interstate Access



< 1 mi

to New Circle Road

+/- 3 mi

to Interstate 64

+/- 3 mi

to Interstate 75

Market Overview

1,000,000+

Population
(45-min drive)

64.5%

Labor Force Participation
(45-min drive)

150,000+

Manufacturing Employment
(45-min drive)

\$90,000+

Avg Annual Wage
(45-min drive)

\$45B+

Manufacturing GDP (2024)
(45-min drive)

Sourced from Lightcast, JobsEQ, ESRI Business Analyst (2025)

Strategic Location

Located in the heart of the Bluegrass region, Lexington provides exceptional access to major interstate corridors, including Interstates 64 and 75, connecting businesses to Louisville, Cincinnati, Nashville, and key Midwest and Southeast markets. Supported by the nearby Blue Grass Airport and a robust transportation network, Lexington is strategically positioned for manufacturing, distribution, logistics, technology, and service-oriented industries. The region's central location and business-friendly environment continue to drive sustained economic growth.



Quality of Life & Workforce

Lexington offers a unique combination of economic strength and quality of life. Anchored by major institutions such as the University of Kentucky, Transylvania University, and Bluegrass Community & Technical College, the region provides employers access to a highly educated and diverse workforce. Lexington's affordability, healthcare access, vibrant cultural amenities, and nationally recognized quality of life continue to attract both talent and investment, making it one of the Southeast's most competitive markets.





BLOCK+LOT

Alaina Stokes

alaina@balrealestate.com | 859.801.8038

Peter Barr, CCIM, SIOR

peter@balrealestate.com | 859.351.7924

balrealestate.com