

# 2140 Capstone Drive

## Lexington, KY 40511

- ✓ New Construction
- ✓ Clear Span
- ✓ 10,125 SF left available

- ✓ Docks & Drive-ins
- ✓ 24'-26' Clear Height
- ✓ LED Lighting & 3 Phase Electric



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BLOCK+LOT

**Space Available:**  
**10,125 SF**

**Lease Rate:**  
**\$8.95/SF + NNN**

**Zoning:**  
**I-1 (Light Industrial)**



### **Property Description**

2140 Capstone Drive is a 20,250 SF spec industrial facility completed in September, 2019. There is one available space remaining in the new development consisting of 10,125 SF, BTS office, 24-26' clear height, clear span, 2 dock doors with levelers, 1, 12' x 14' drive-in door, 800 AMP 480 V 3 Phase electric.

\*Agent is a Principal Owner in the development

# 2140 Capstone Drive

## Property Specifications



**Address:** 2140 Capstone Drive, Lexington, KY 40511

**Year Built:** 2019

**Total SF:** 20,250 SF

**Available SF:** 10,125 SF

**Office SF:** BTS

**Site Size:** 1.94 Acres

**Lease Rate:** \$8.95/SF

**Lease Type:** NNN

**Construction:** Split faced block/metal

**Class:** A

**Dimensions:** Building-150' x 135' | Premises-75' x 135'

**Lighting:** LED

**Clear Height:** 24' eaves, 26' center

**Roof Type:** Metal

**Column Spacing:** Clear Span

**Floor Thickness:** 5" reinforced concrete

**Power:** 800 AMP, 480 V 3 Phase electric planned

**Dock Doors:** Building-4, with automatic levelers | Premises-2

**Drive-in Doors:** Building-2, 12' x 14' drive-in doors | Premises-1

**Sprinkler System:** Wet

**Zoning:** I-1 (Light Industrial)

**Car Parking:** 18, with potential for additional parking at the adjacent property

**Tenant Improvement Allowance:** Appx. 1,000 SF office included in the rate.

**HVAC-Warehouse Heating/Cooling:** Suspended gas heat

**Tenants:** Sherwin Williams

**Signage:** Building Signage Available to Tenant

# 2140 Capstone Drive

## Aerial & Location Description

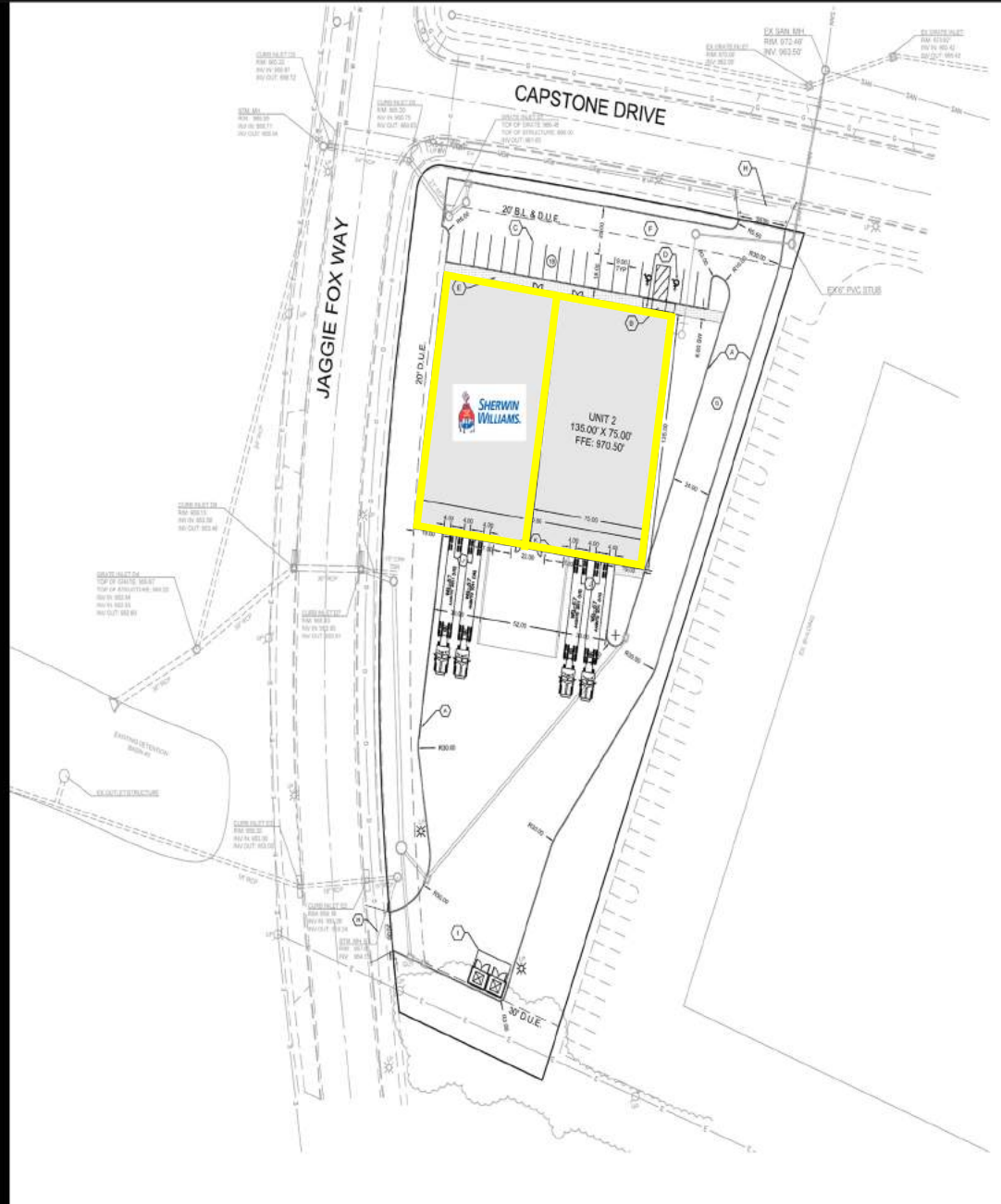


**Location Description:**

2140 Capstone Drive is at the corner of Jaggie Fox Way and Capstone Drive in the Bluegrass Business Park off of Georgetown Road on the north end of Lexington. The property is less than 1/2 mile away from the new Citation Blvd. Extension which has created improved access and synergy between the industrial parks and interstate system. The property is 3 miles from I-64/I-75, 8 miles from Bluegrass International Airport and 4 miles from The University of Kentucky (33,000 students). 2140 Capstone is in close proximity to other prominent industrial users including: UPS, Fed Ex, Link Belt, Amazon, Rexel, Nitto, Kentucky Eagle Beer, Big Ass Solutions, TruGreen, Conway, Jobbers Exhaust, Sumitomo and many more.

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.

# 2140 Capstone Drive Site Plan



# 2140 Capstone Drive Floor Plan

