



Blue Sky Industrial Park

345 Blue Sky Parkway

Lexington, Kentucky 40509

Space

Building Two

Rate

\$6.50 SF/yr

Size

9,000 SF

Property Highlights

- Building Two: +/-9,000 SF industrial facility on shared 2.18 acre lot
- Located on Blue Sky Parkway just off Richmond Road and I-75 at Exit 104
- 4 (12'x14') drive-in doors
- 19'5" clear ceiling height
- Warehouse includes a small office, storage and restroom
- Warehouse is unheated
- Blue Sky Industrial Park offers quick access to I-75/I-64, Hamburg and Man O War Boulevard
- Zoned I-1, Light Industrial
- Rental Rate: \$6.50 PSF Modified Gross

For More Information

Bruce R. Isaac, SIOR, CCIM

Senior Vice President

O: 859 422 4403

bruceisaac@naiisaac.com | KY #182312



Commercial Real Estate Services, Worldwide.

For Lease

9,000 SF | \$6.50 SF/yr

Industrial Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503

859 224 2000 tel

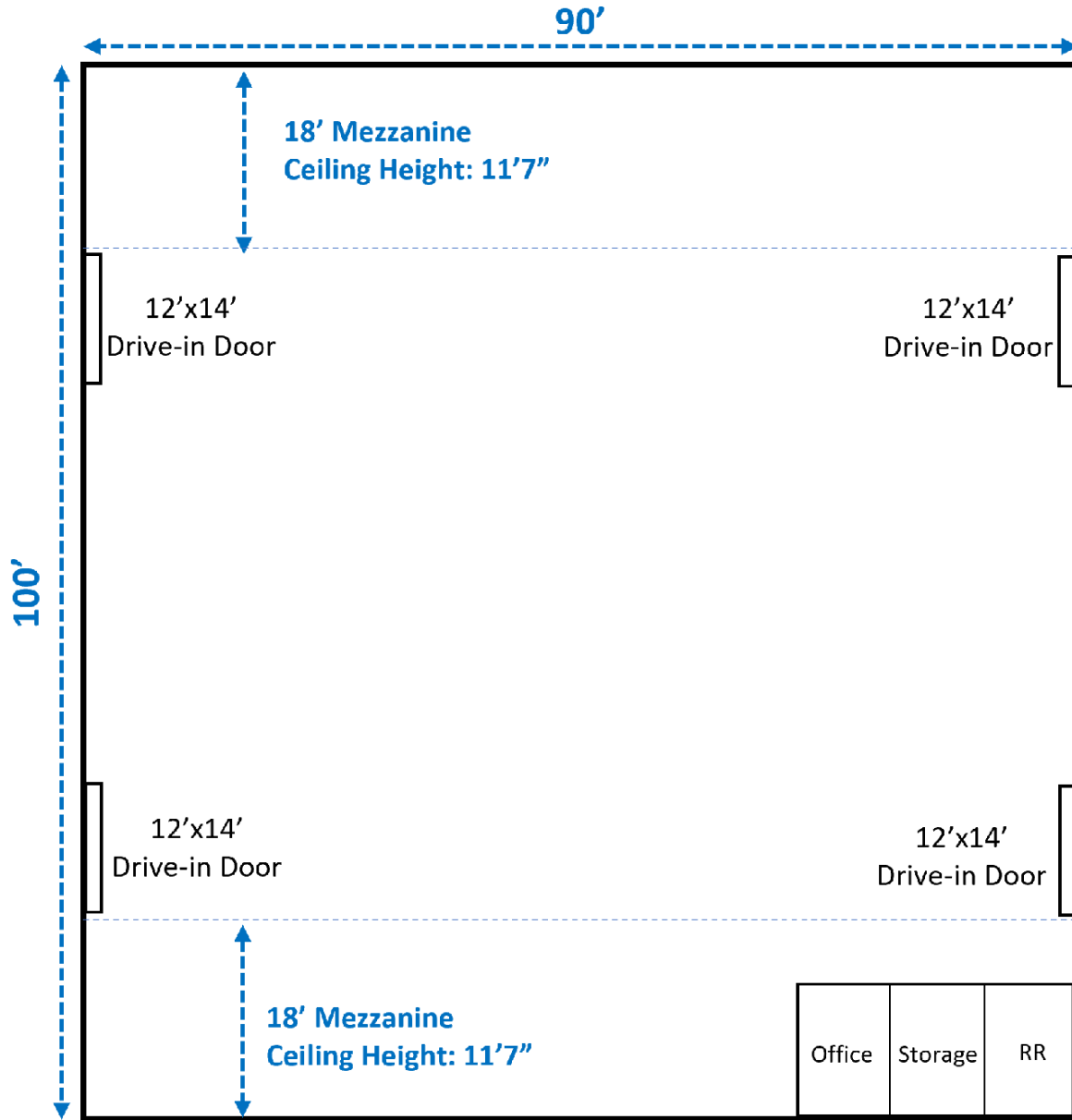
naiisaac.com

For Lease

9,000 SF | \$6.50 SF/yr

Industrial Space



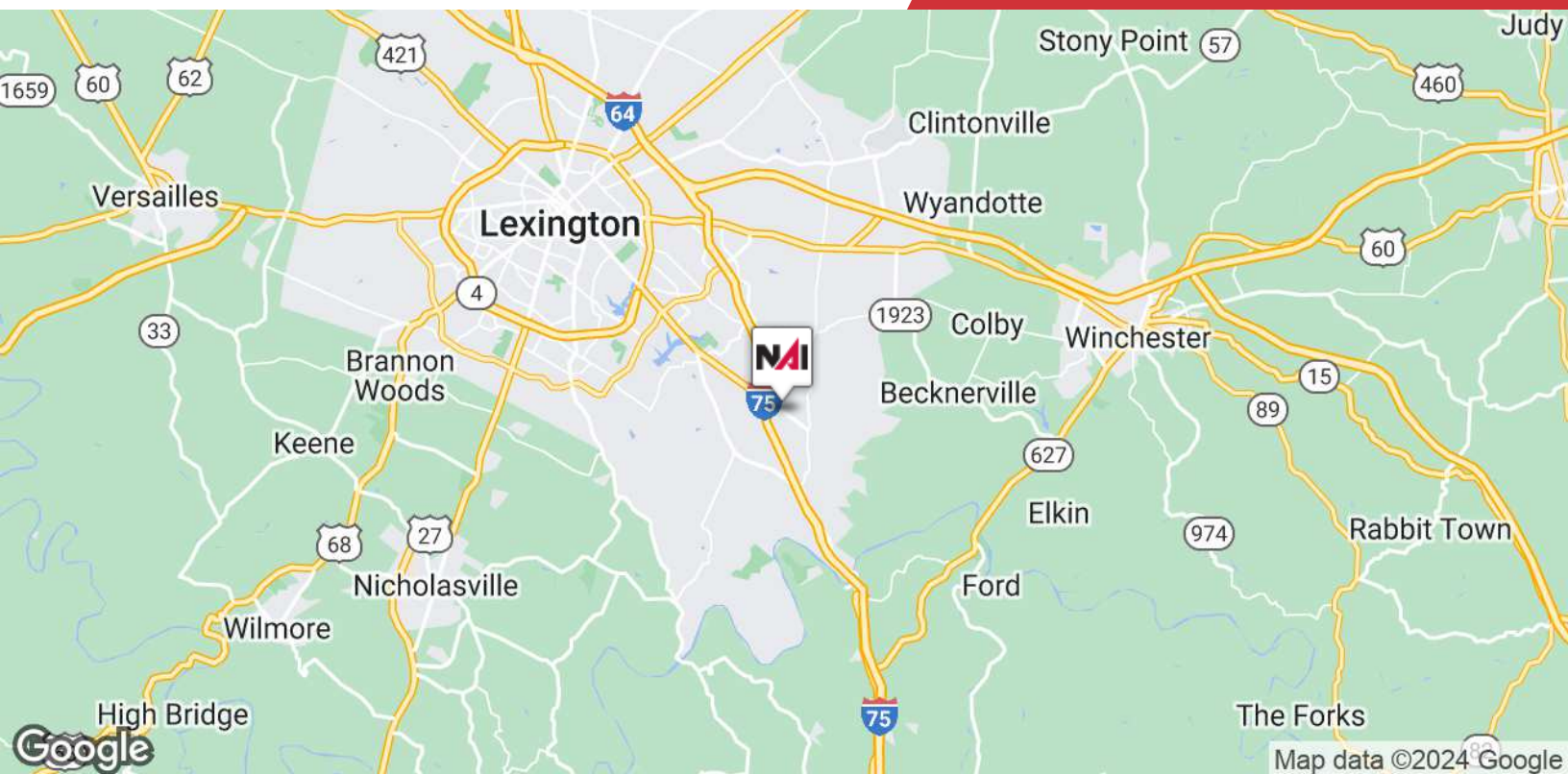


For illustration purposes only, not drawn to scale

For Lease

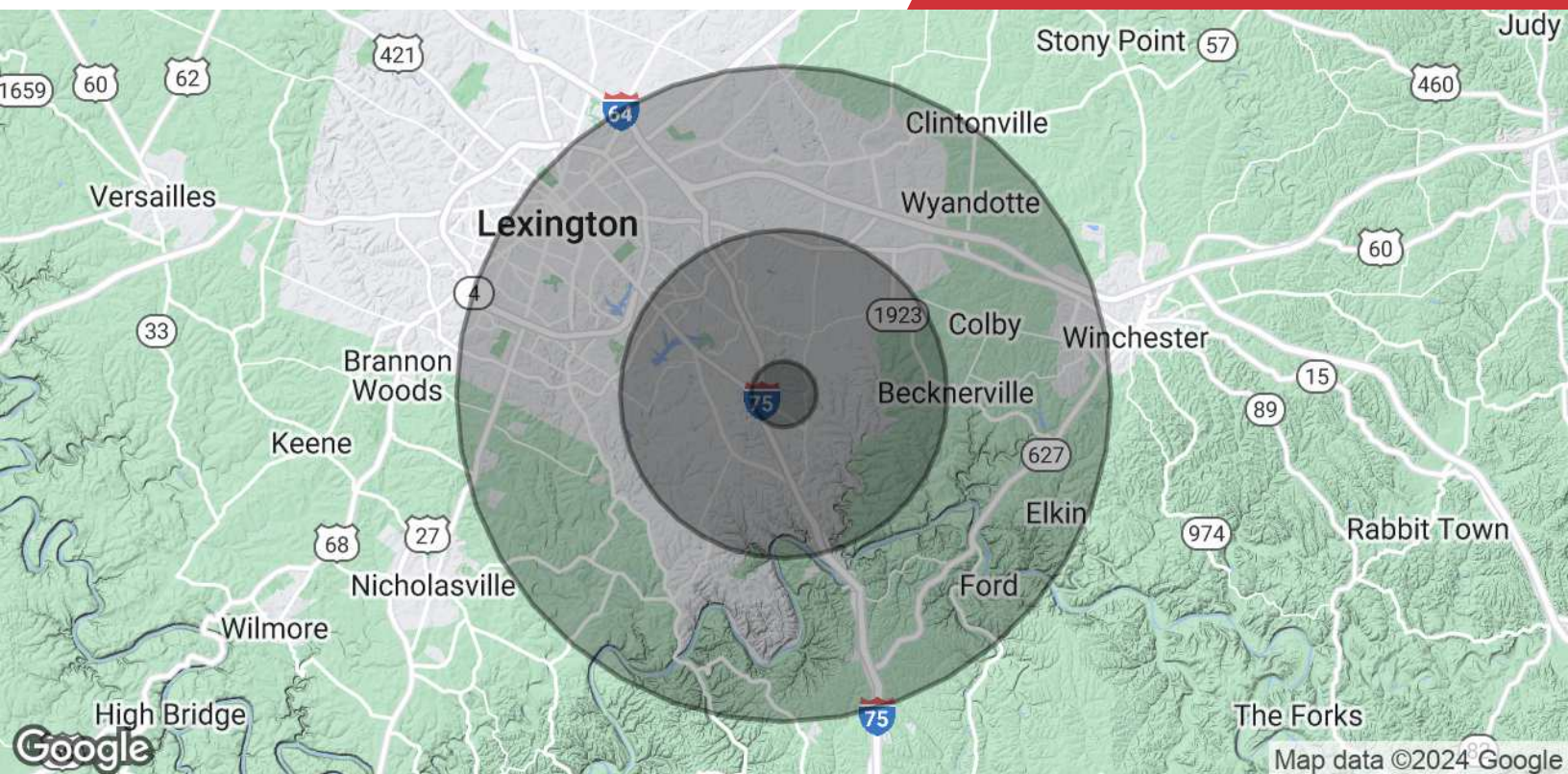
9,000 SF | \$6.50 SF/yr

Industrial Space



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Population

	1 Mile	5 Miles	10 Miles
Total Population	344	49,889	270,606
Average Age	37.4	36.7	36.8
Average Age (Male)	39.1	37.0	35.7
Average Age (Female)	37.0	37.2	38.2

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	120	21,014	121,352
# of Persons per HH	2.9	2.4	2.2
Average HH Income	\$152,792	\$98,684	\$77,752
Average House Value	\$363,174	\$223,356	\$205,528

* Demographic data derived from 2022