

For Lease

4,469 SF | \$14.00 SF/yr

Industrial Flex Space



Freestanding Flex Building

654 Versailles Road

Frankfort, Kentucky 40601

Property Highlights

- +/-4,469 SF freestanding building on +/-0.3 AC
- New HVAC Service throughout the premises
- Two roll-up garage doors for two separate service bays
- Three restrooms
- Seven designated parking spaces
- Well-located at the intersection of major road systems in Frankfort - 22,559 ('20) VPD on Versailles Road (US 60) and 18,179 ('19) VPD on the East-West Connector and only one mile from I-64 with 47,800 ('21) VPD
- Close proximity to an abundance of retail including banks, gas stations, restaurants, grocery stores, etc. and just 1 mile from I-64
- Rental Rate: \$14.00 PSF NNN

Space

Building

Rate

\$14.00 SF/yr

Size

4,469 SF

For More Information

Zach Smith

Senior Associate

O: 859 422 4406

zachsmith@naiisaac.com

Jamie Adams, CCIM

Vice President

O: 859 422 4413

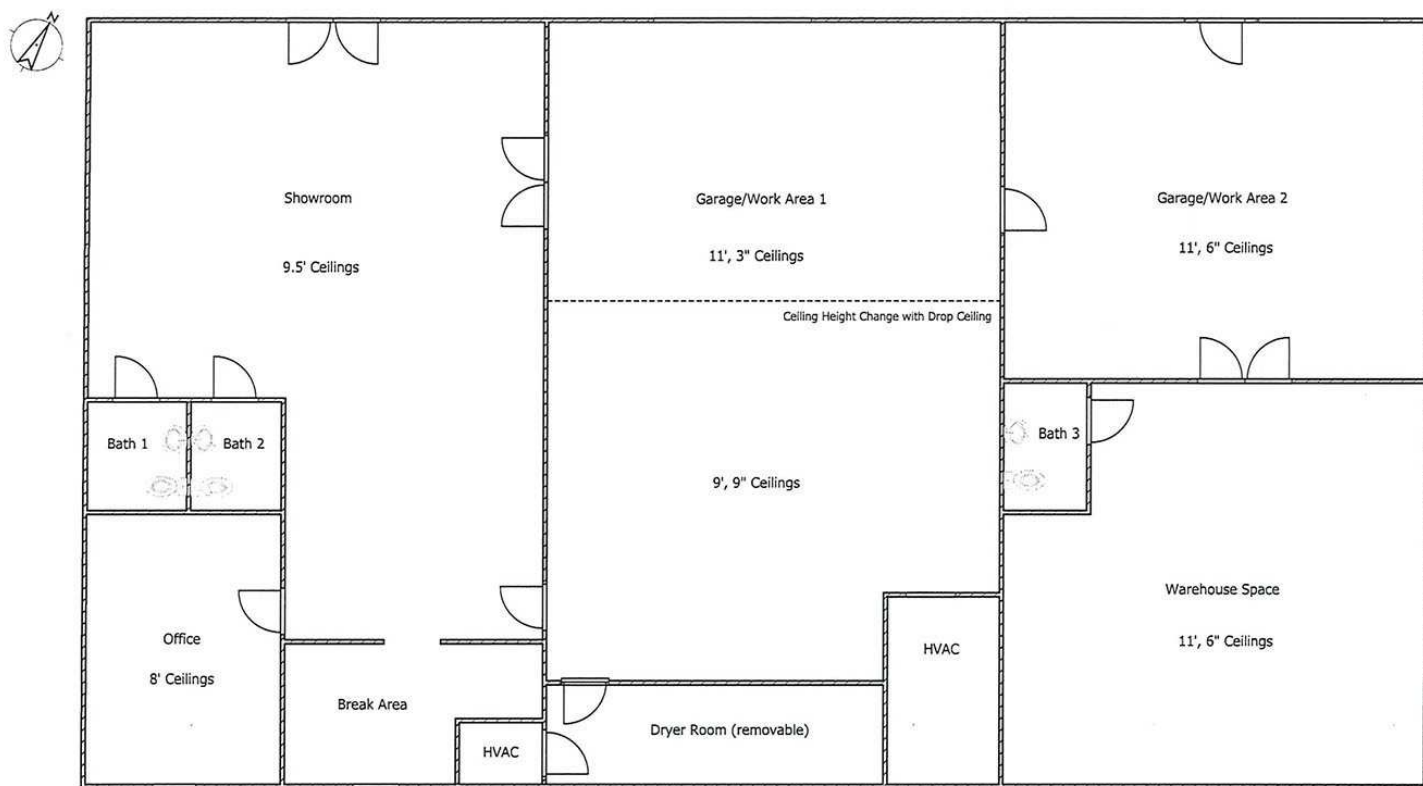
jadams@naiisaac.com | KY #216464

For Lease

4,469 SF | \$14.00 SF/yr

Industrial Flex Space



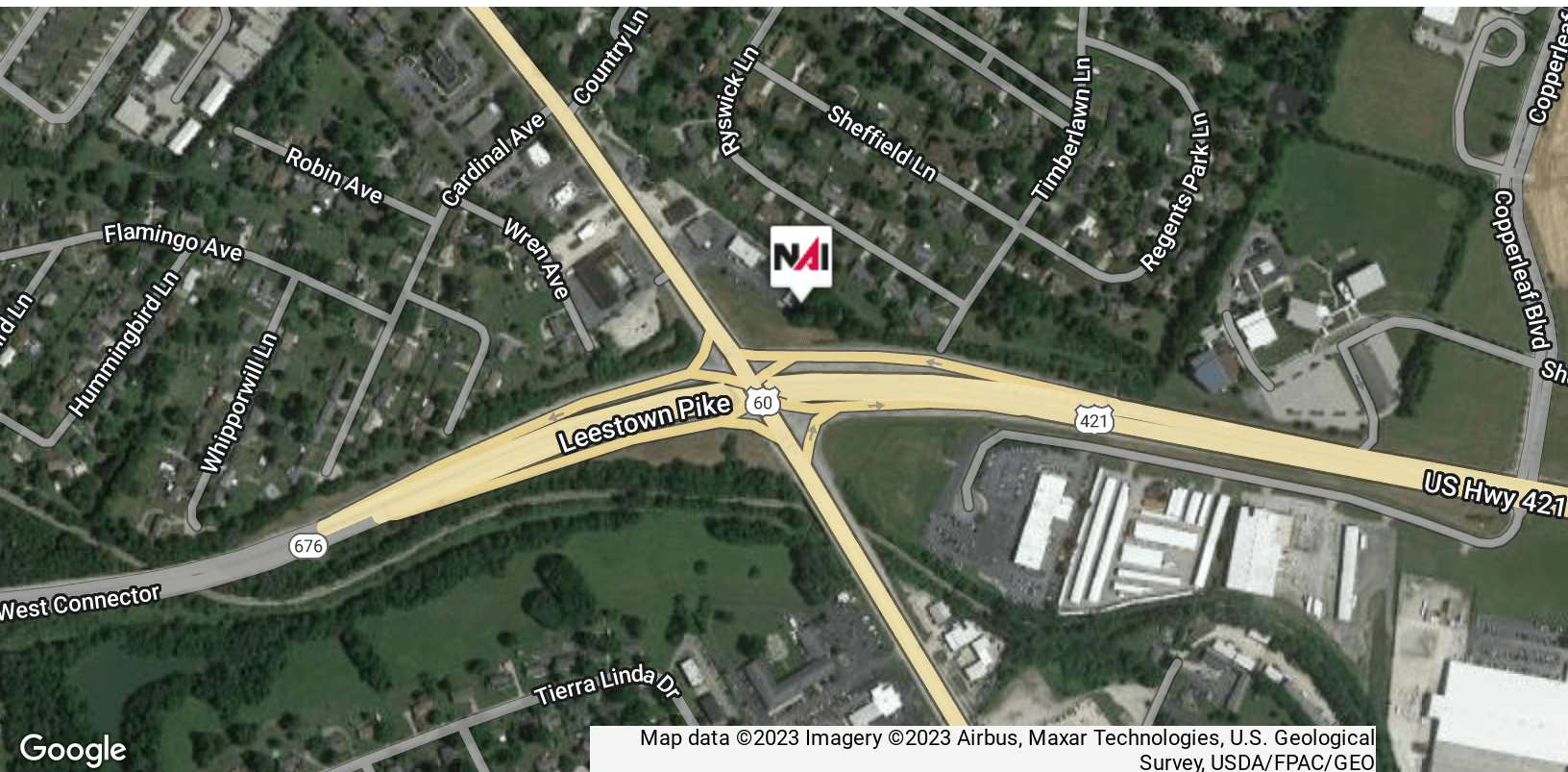
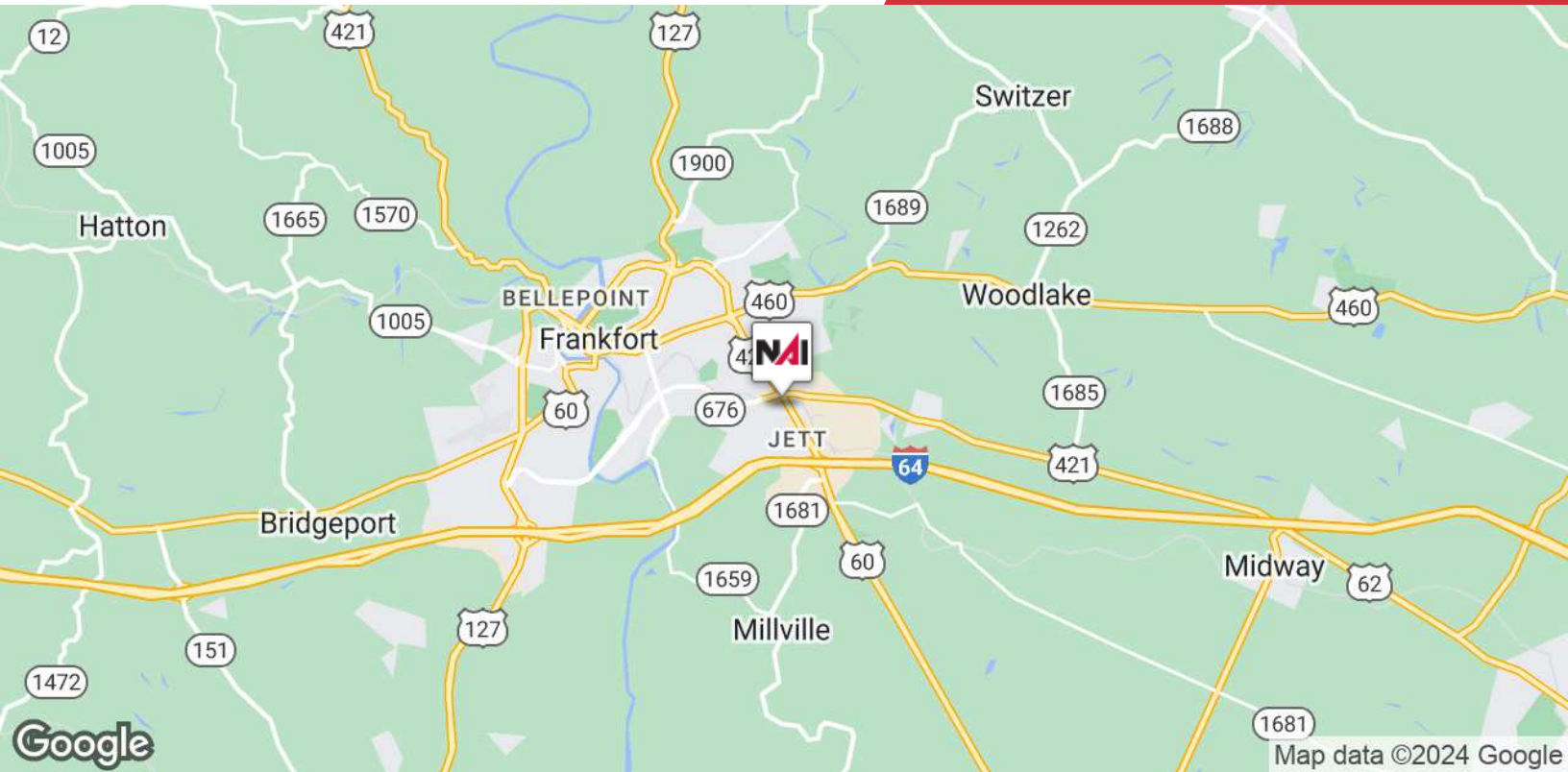


Building Size: 4469sqft
Drop Ceilings Throughout

For Lease

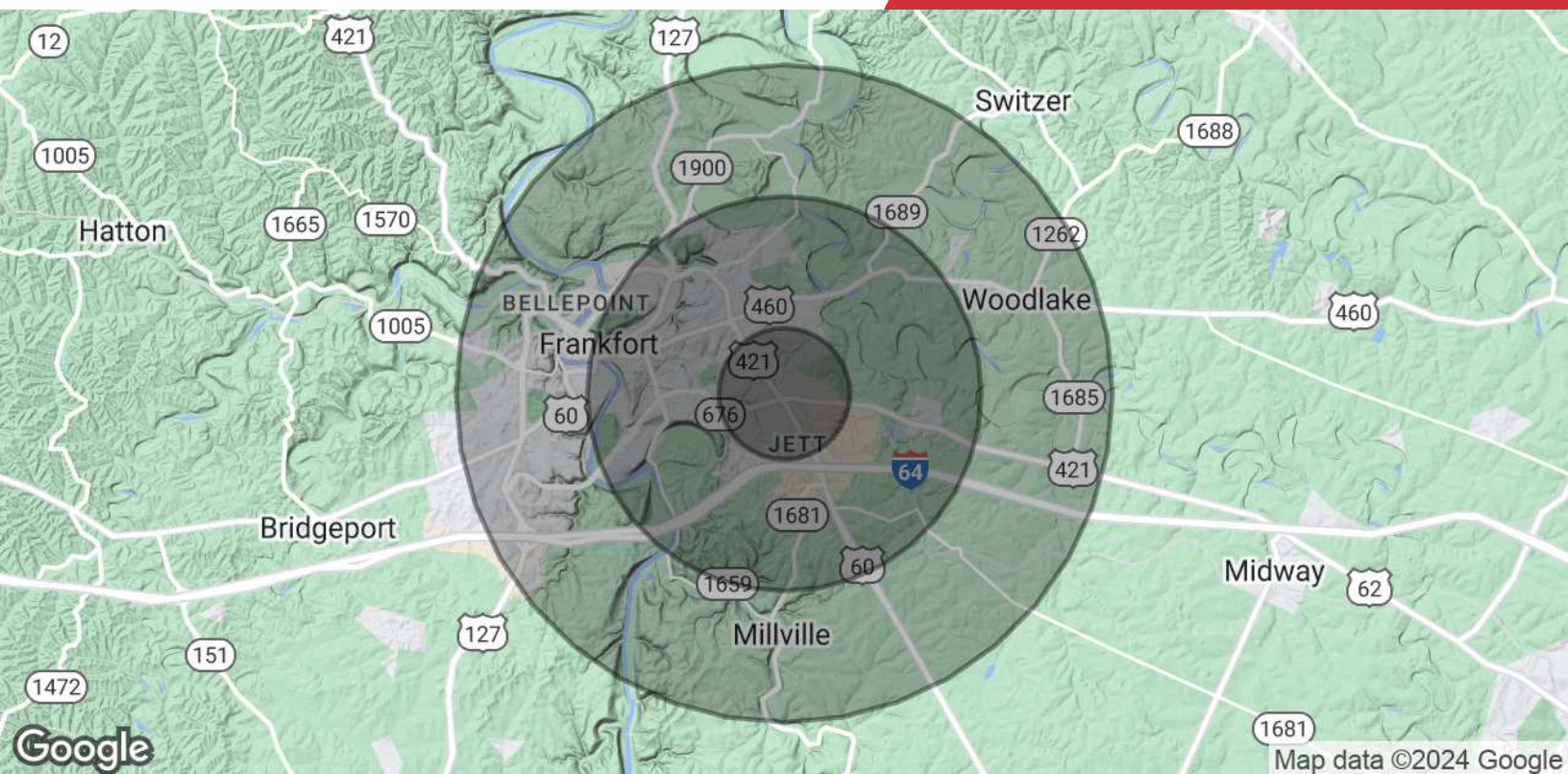
4,469 SF | \$14.00 SF/yr

Industrial Flex 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	3 Miles	5 Miles
Total Population	4,976	25,456	39,095
Average Age	46.5	38.9	39.0
Average Age (Male)	47.0	39.6	38.8
Average Age (Female)	47.6	39.3	39.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,231	10,745	17,084
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$94,609	\$87,907	\$89,094
Average House Value	\$178,390	\$150,113	\$152,174

* Demographic data derived from 2023 STDB