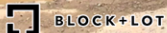


FOR LEASE

FORBES BUSINESS CENTER STORAGE/OFFICE



255 S. FORBES RD.
LEXINGTON, KY 40504



BLOCK+LOT

PETER BARR, CCIM, SIOR
859.351.7924
peter@balrealestate.com



01: EXECUTIVE SUMMARY

255 SOUTH FORBES RD.



PROPERTY DESCRIPTION

The Forbes Business Center Storage Warehouses (Buildings 3-12) range from 11,128-153,459 SF also offering newly renovated offices ranging from 405-2,142 SF (North and South Office), and a 0.68-acre fenced, secured outside storage lot. These buildings offer Tenant with a storage solution that is cost effective, flexible, simplistic lease structure, and secured. The buildings are ideal for general storage, overflow inventory, contractor equipment storage, etc. Warehouse Specs: 14' clear height, side load outside truck docks, drive-in doors with potential to add, zoned I-2 (Heavy Industrial).

255 S. Forbes Road is adjacent to McConnell Springs Park and the Central Rock Quarry with 980' of frontage along S. Forbes Road running between Versailles Road and Old Frankfort Pike (inside New Circle Road). The property sits just "around the corner" from the popular and ever expanding Distillery District providing close proximity to restaurants/entertainment, 1 mile west of the Central Business District and Downtown, 1.8 miles north from the University of Kentucky (29,000 students), 5 miles east the Bluegrass International Airport, 5.4 miles from Interstates 75/64 via the new Newtown Pike Extension.

BUILDING 8:
30,431SF
AVAILABLE

\$2.75 PSF
INDUSTRIAL GROSS

ZONED
I-2

SOUTH OFFICE
541SF+OUTSIDE
STORAGE

\$1,200/MONTH
MODIFIED GROSS

ZONED
I-2

02: PROPERTY OVERVIEW

255 SOUTH FORBES RD.

PROPERTY HIGHLIGHTS

LEASE STRUCTURE

Industrial Gross Leases.

ASSET CLASS

Warehouses and Offices.

FLEXIBLE

Lease term lengths are flexible.

OUTSIDE STORAGE

Outside storage is available.

SECURE

Fenced and secured.

COMMISSION

4% Commission to Tenant Representative.



02: PROPERTY OVERVIEW

255 SOUTH FORBES RD.

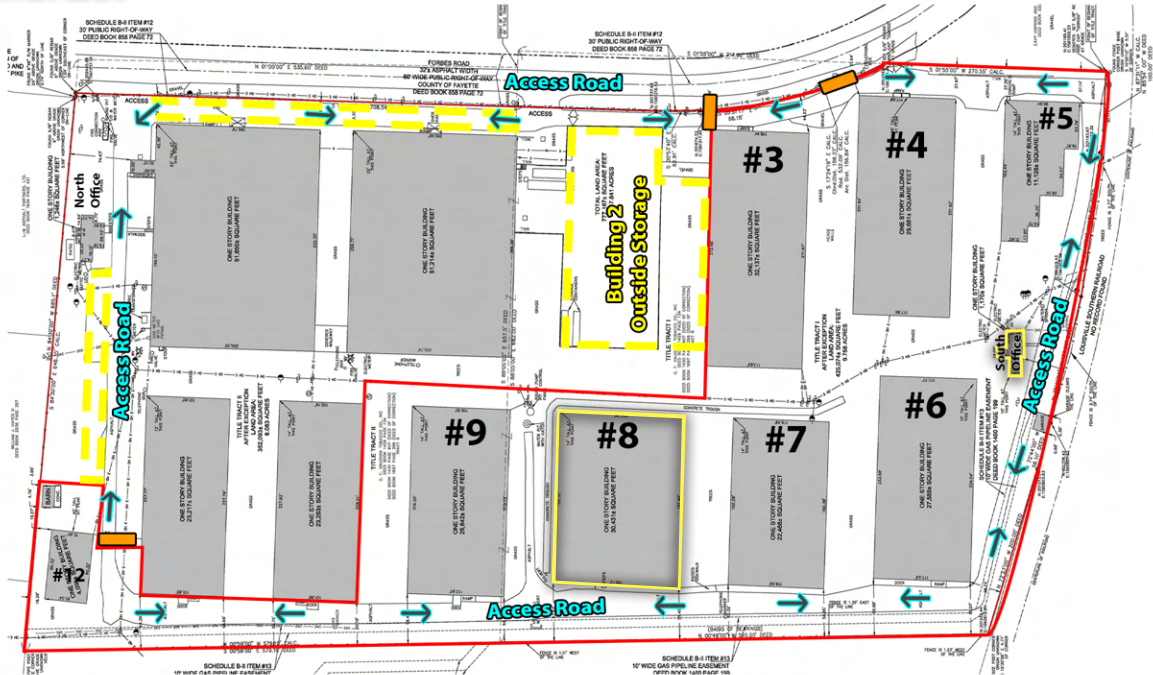
PROPERTIES

Storage 1:	+/- 500 SF - Leased
Building 3:	32,137 SF - Leased
Lot 4:	0.68 AC of fenced, outside storage - Leased
Building 5:	11,128 SF - Leased
Building 6:	27,555 SF - Leased
Building 7:	22,468 SF - Leased
Building 8:	30,431 SF - Available - \$2.75 PSF IG
Building 9:	25,642 SF - Leased
Building 12:	4,098 SF - Leased
North Office:	1,246 SF - Leased
South Office:	Sutie A: 405 SF - Leased Suite B: 541 SF + Outside Storage- Available - \$1,200/mo MG
Space Description:	Building 8 is a 30,431 SF warehouse with a dock.

02: PROPERTY OVERVIEW

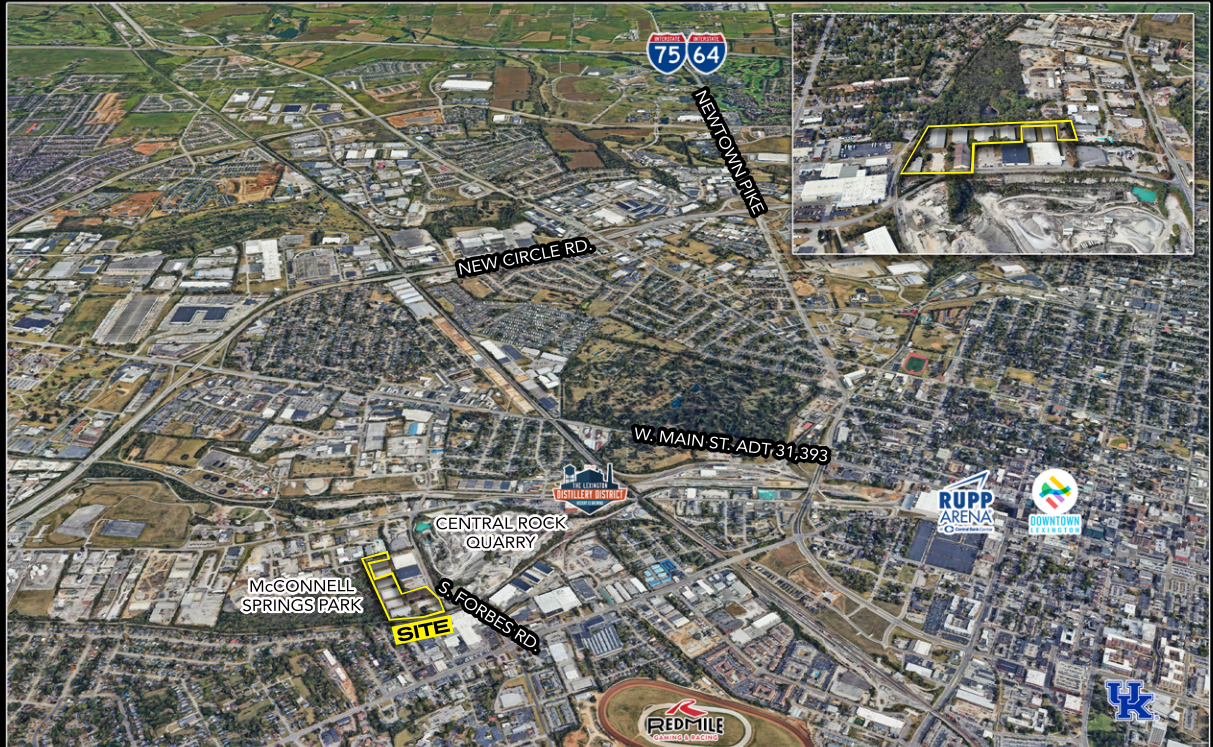
255 SOUTH FORBES RD.

SITE PLAN



03: LOCATION INSIGHTS

AERIAL
255 SOUTH FORBES RD.



03: LOCATION INSIGHTS

255 SOUTH FORBES RD.

AERIAL

INTERSTATE 75/64

4.8 MILES

NEW CIRCLE RD.

1.4 MILES

BLUE GRASS

AIRPORT

5 MILES

DOWNTOWN

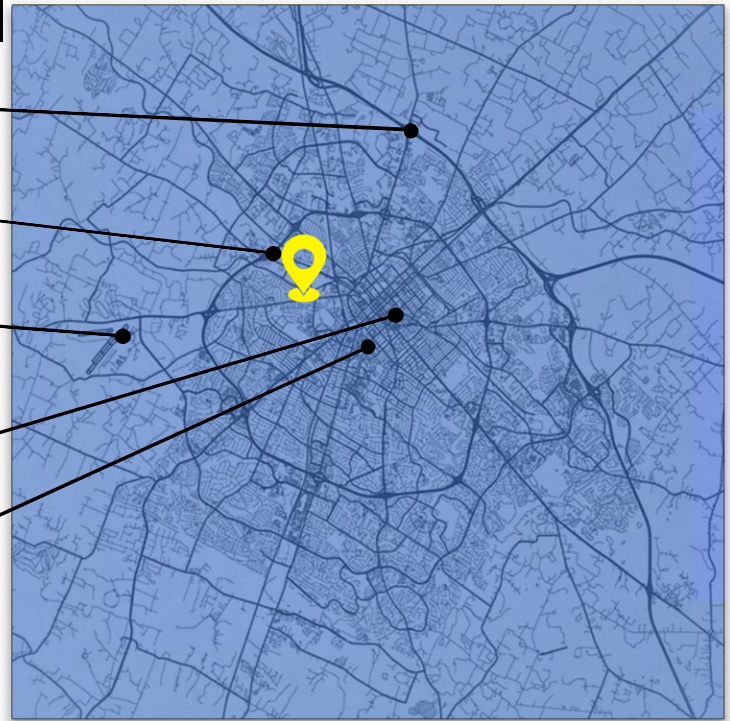
LEXINGTON

1.9 MILES

UNIVERSITY OF

KENTUCKY

APPX. 2 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



255 SOUTH FORBES RD.

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.