

309 - 311 Spangler Drive

Richmond, KY 40475

FOR SALE OR LEASE

Offering Memorandum



BLOCK+LOT

Executive Summary

Block + Lot is pleased to present a versatile office opportunity at 309–311 Spangler Drive in Richmond, Kentucky, now available for lease or sale. This well-maintained professional property offers 1,725 to 12,735 contiguous square feet available for lease.

For leasing tenants, the property offers flexible floor plans with private restrooms, break rooms, and conference space. For Buyer, there is an opportunity for an end user to occupy one entire building while benefiting from longstanding lease income in the other, providing immediate income stability and operational flexibility.

Strategically located just minutes from I-75 and close to Eastern Kentucky University, the location features strong regional connectivity and a consistent surrounding population base. Tenants and owners alike will appreciate proximity to major retailers such as Starbucks, Meijer, Chick-fil-A, and The Richmond Centre, a premier 120-acre destination with national anchors.

The property is zoned B-3 (Highway Business) and offered at \$13.50 PSF + NNN for lease or \$2,700,000 for sale.



+/- 25,375 SF

For Sale

1,725 - 12,735 SF

For Lease

Opportunity for end user: Bldg. 311: 12,735 RSF

B-3 Highway

Business

Zoning

\$2,700,000

\$13.50 PSF + NNN

Price

Property Photos



Suites Available For Lease



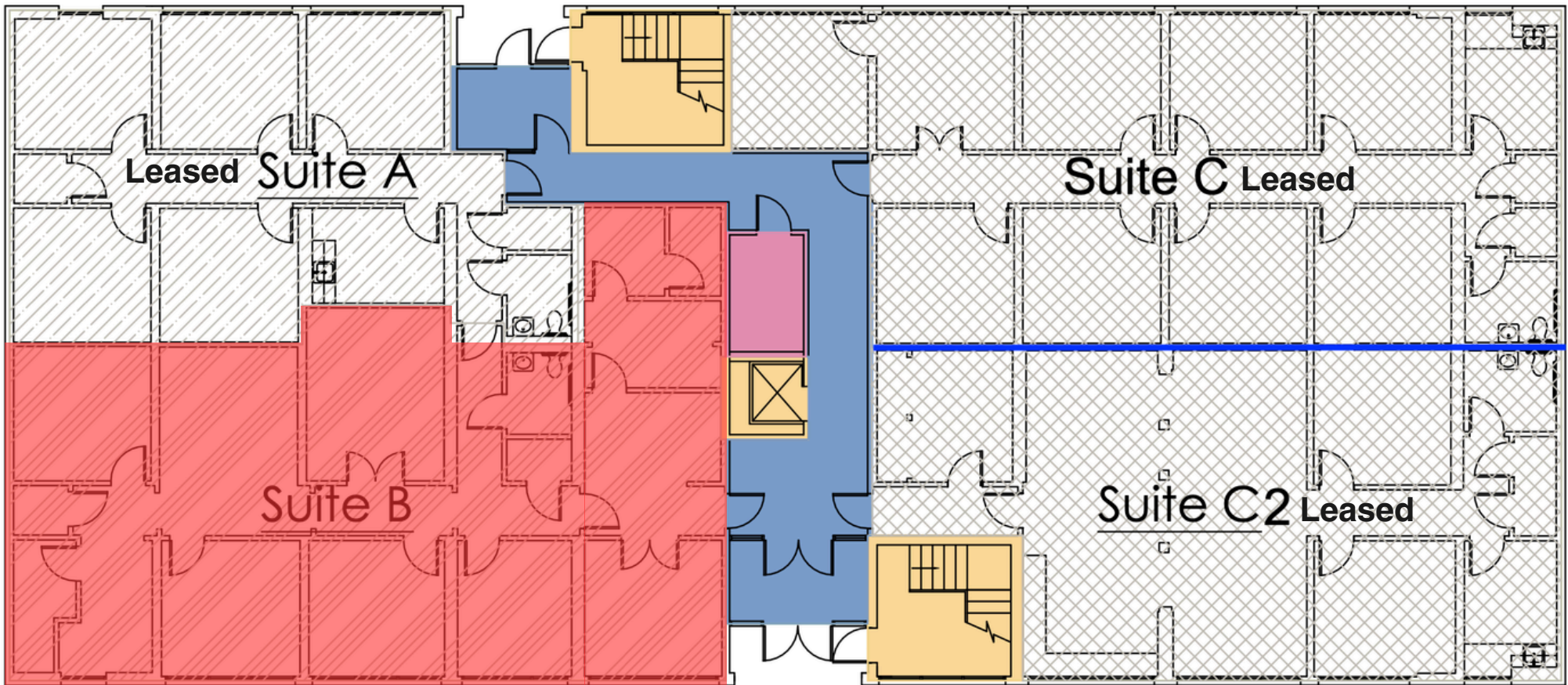
Available For Lease

Building	Suite	SF	Lease Rate & Type
309	Suite B	2,008 USF / 2,197 RSF	\$13.50 PSF + NNN
311	Suite D	1,567 USF / 1,725 RSF	\$13.50 PSF + NNN
311	Suite E	1,568 USF / 1,726 RSF	\$13.50 PSF + NNN
311	Suite F	2,740 USF / 2,976 RSF	\$13.50 PSF + NNN
311	Suites A, B, C	5,635 USF / 6,308 RSF	\$13.50 PSF + NNN

Floor Plan - 309 Spangler Drive - First Floor

AREA CALCULATION KEY

- VERTICAL PENETRATION
- MECHANICAL
- COMMON AREA
- USEABLE

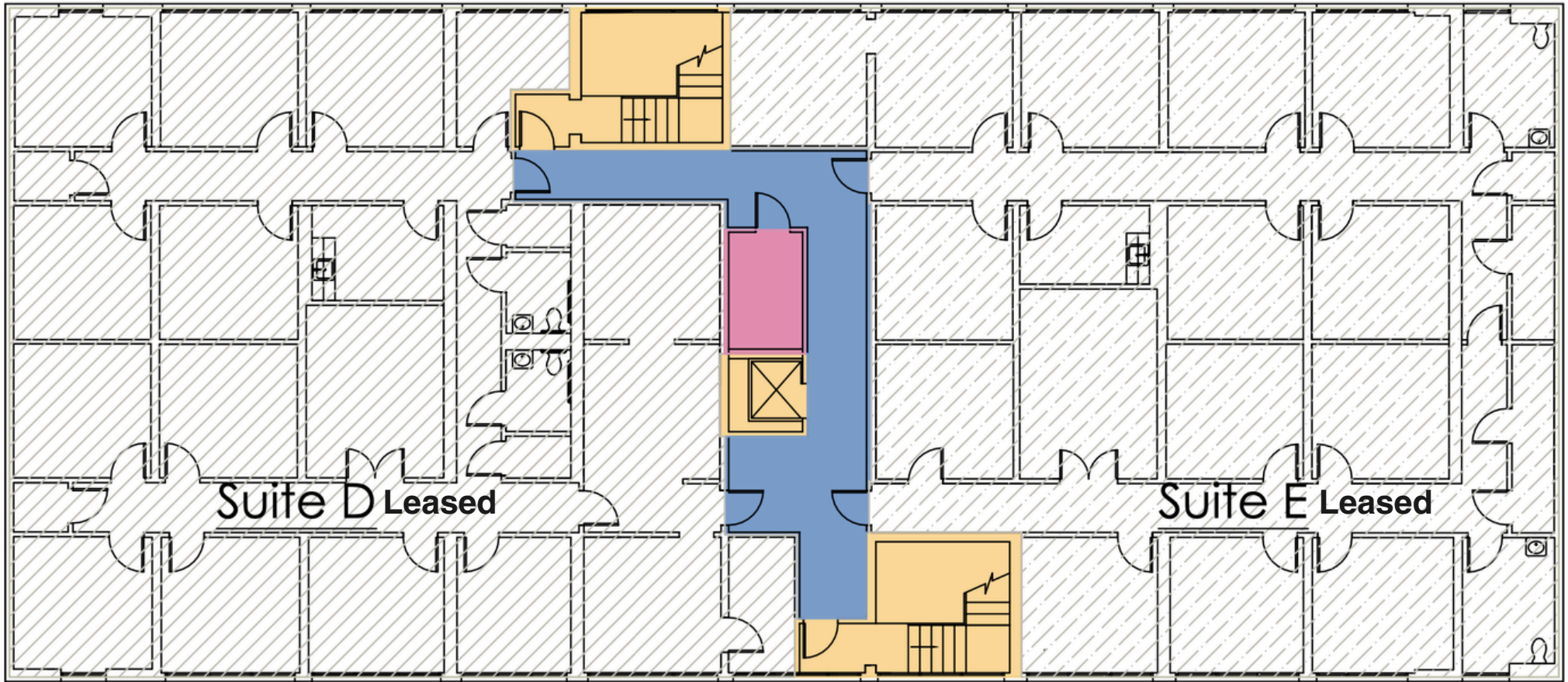


For Lease: Suite B: 2,008 USF / 2,197 RSF

Floor Plan - 309 Spangler Drive - Second Floor

AREA CALCULATION KEY

- VERTICAL PENETRATION
- MECHANICAL
- COMMON AREA
- USEABLE



Floor Plan - 311 Spangler Drive - First Floor

AREA CALCULATION KEY

 VERTICAL PENETRATION

 MECHANICAL

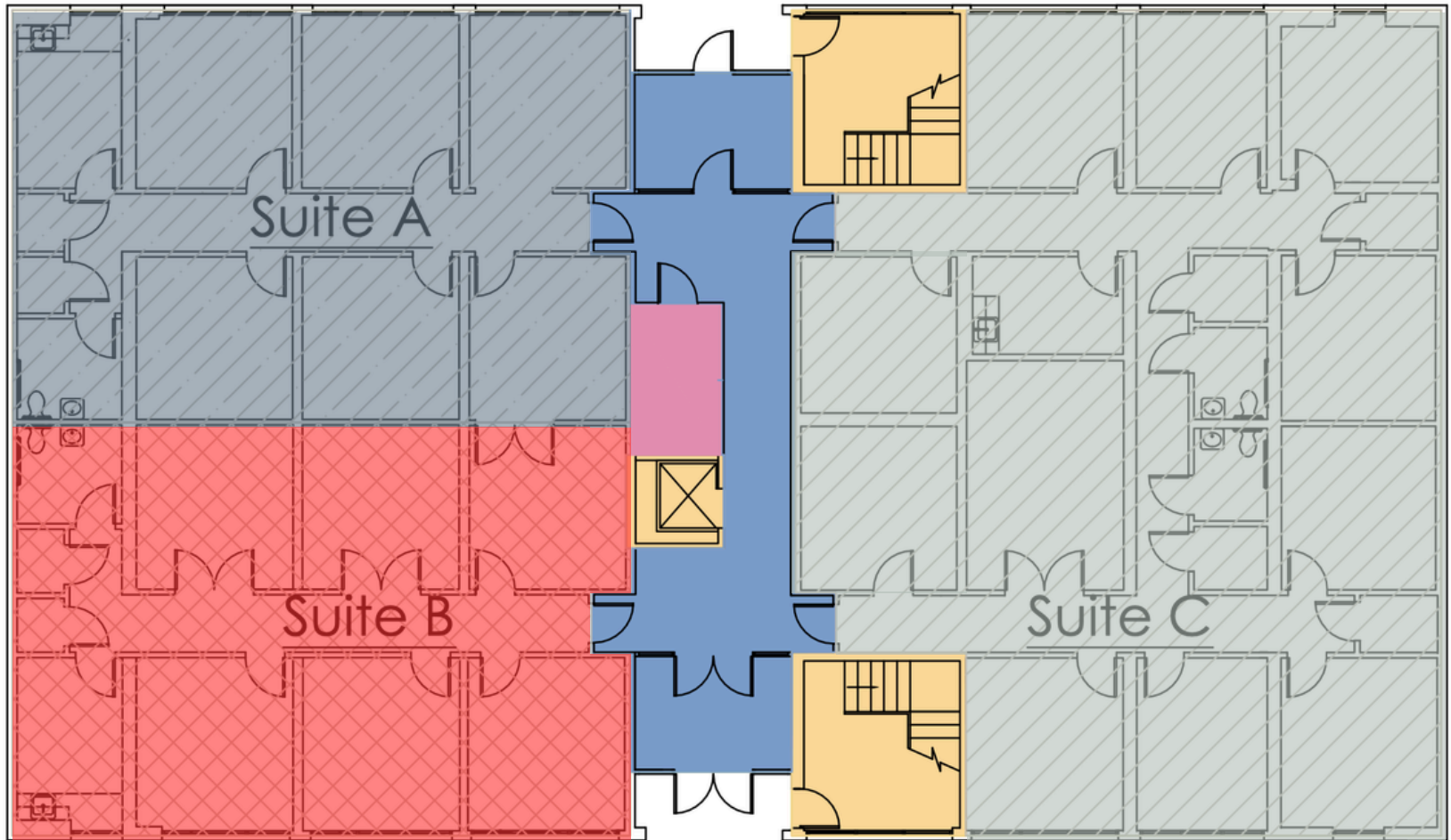
 COMMON AREA

 USEABLE

Note: First floor Suites A, B, & C are currently leased, but with tenant flexibility to vacate for an end-user purchaser.

For Lease: Suite A: 1,467 USF / 1,642 RSF

For Lease: Suite C: 2,703 USF / 3,026 RSF



For Lease: Suite B: 1,465 USF / 1,640 RSF

Floor Plan - 311 Spangler Drive - Second Floor

AREA CALCULATION KEY

 VERTICAL PENETRATION

 MECHANICAL

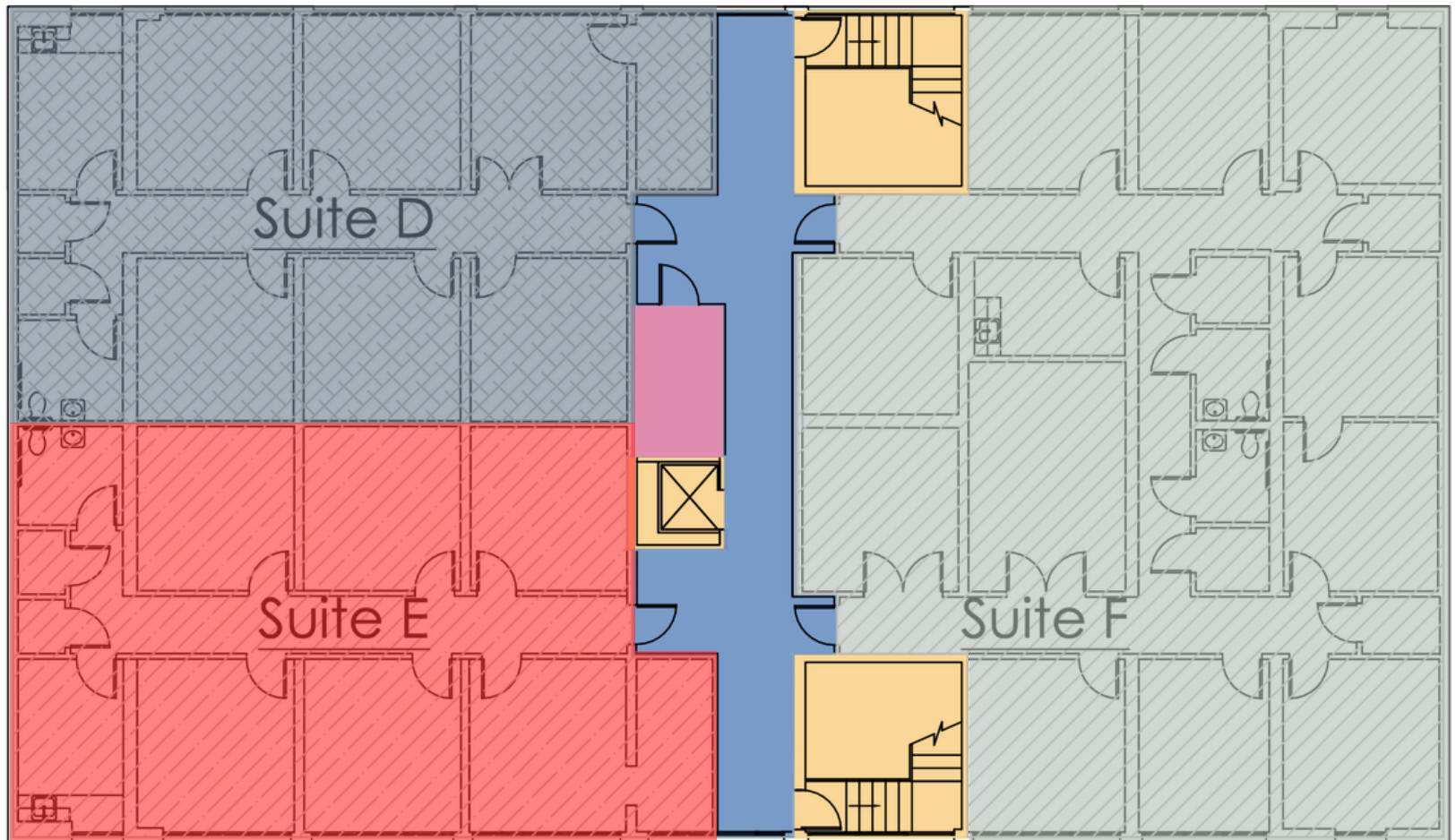
 COMMON AREA

 USEABLE

Note: First floor Suites D & E are currently leased, but with tenant flexibility to vacate for an end-user purchaser.

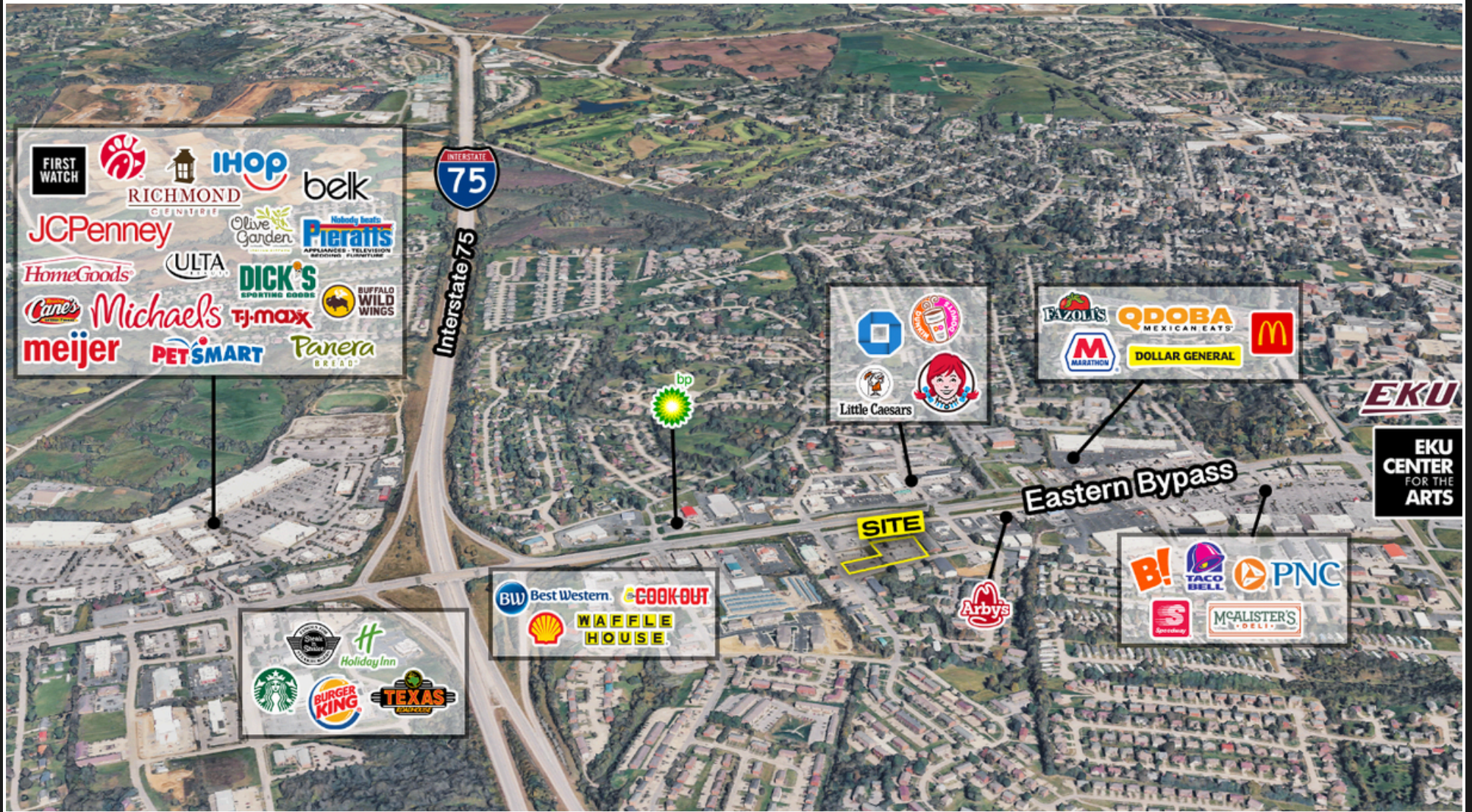
For Lease: Suite D: 1,567 USF / 1,725 RSF

For Lease: Suite F: 2,740 USF / 2,976 RSF

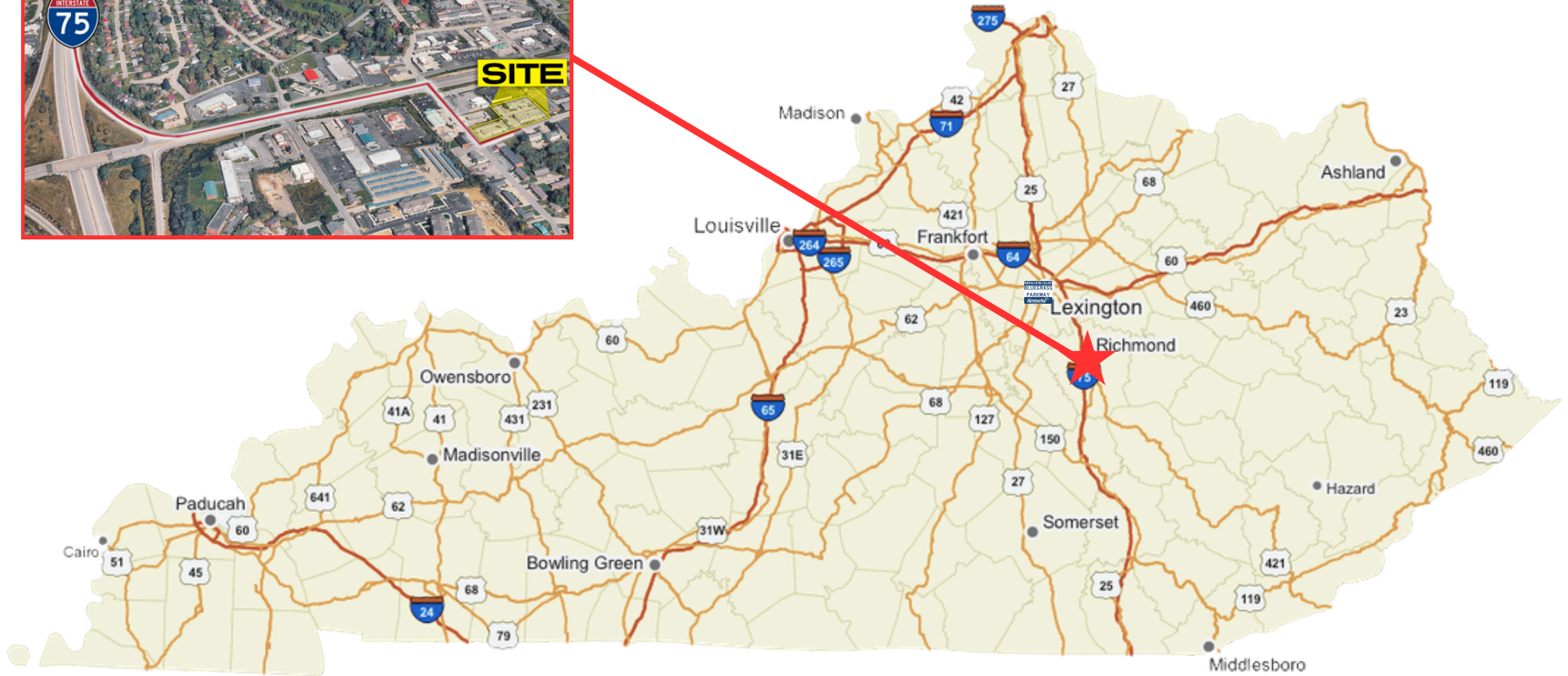


For Lease: Suite E: 1,568 USF / 1,726 RSF

Aerial Map - Richmond, KY



Interstate Access



0.5 mi

to Interstate 75

25 mi

to Interstate 64

Market Overview

550,000

Population
(30-min drive)

64%

Labor Force Participation
(30-min drive)

30,000

Manufacturing Employment
(30-min drive)

\$52,000

Avg Annual Wage
(30-min drive)

\$6B+

Manufacturing GDP (2024)
(30-min drive)

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

Strategic Location

Richmond, Kentucky, located in Madison County within the Lexington MSA, offers a highly accessible Bluegrass location with direct connectivity to Interstate 75 and convenient access to U.S. Highway 25 and surrounding corridors. Positioned just 25 miles south of Lexington, it serves as a key hub for south-central Kentucky, supporting both commuter and regional traffic. Anchored by Eastern Kentucky University, and the Blue Grass Army Depot, Richmond continues to see growth along the I-75 corridor, making it an attractive destination for businesses seeking strong connectivity and expansion potential.



Quality of Life & Workforce

Richmond offers a strong blend of workforce accessibility and quality of life, supported by a growing population, affordable cost of living, and a vibrant community. The city benefits from a steady pipeline of talent across education, healthcare, and retail sectors. Proximity to Lexington further expands the labor pool while maintaining lower operating costs, making Richmond an appealing environment for both employers and residents. This balance of accessibility, talent, and livability continues to attract both businesses and new residents to the market.





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