

EXCLUSIVE NNN INVESTMENT OFFERING

901 Four Mile Road

Richmond, Kentucky | Madison County | I-75 Corridor

\$4,300,000
ASKING PRICE

36,348 SF
TOTAL BUILDING

5.0 Acres
SITE SIZE

\$22,000/Mo
NNN RENT

6.14% Cap
AT ASKING PRICE

Single-Tenant NNN | LEXAIR INC. | Lease Exp. March 2030 | 3 × 5-Yr Options | Dock-High & Drive-In | Flood Zone X

1999
Built

LEXAIR INC.
Tenant

B-3
Zoning

Steel Frame
Construction

Zone X
Flood Zone



Richmond, Kentucky & the I-75 Corridor

About Richmond, KY

County Seat: Madison County — one of Kentucky's fastest-growing communities

Population: ~36,000 city; ~100,000+ Madison County trade area

University: Eastern Kentucky University — major regional employer and economic anchor

I-75 Position: Strategic midpoint on I-75 between Lexington (20 mi north) and the Tennessee border

Economy: Strong manufacturing, distribution, and logistics base driven by I-75 proximity

Growth: Consistent population and employment growth; significant industrial park development underway

Industrial Market Fundamentals — Central KY

6.8%

Lexington/Central KY
Industrial Vacancy (Apr 2026)

6.75–7.5%

Central KY Industrial
Cap Rate Range (Regional)

\$8.50–11

Per SF Outdoor Storage
Premium (NNN), Regional

Why 901 Four Mile Road

In-Place NNN Income

LEXAIR INC. delivers \$264,000/yr (\$22,000/mo) with zero landlord obligations through March 2030. Three 5-year renewal options potentially extend income through 2045.

Dock-High & Drive-In

Dual loading configuration supports logistics, assembly, distribution, and manufacturing — significantly broadening the future tenant universe.

Proximity to Lexington

20 miles south of Lexington on I-75 — captures Central KY's largest metro labor pool and logistics network at a lower cost basis.

Rare 5-Acre I-75 Site

5 contiguous acres — exceptionally scarce within the Richmond/I-75 industrial corridor.

Expansion Opportunity

Site footprint and B-3 zoning support future building expansion. Clear runway for owner-occupants, developers, long-term holders and multiple retail business opportunities.

Tight Sub-50K SF Market

Sub-50,000 SF industrial nationally at ~4.8% vacancy — effectively a landlord's market supporting rent growth at each renewal.

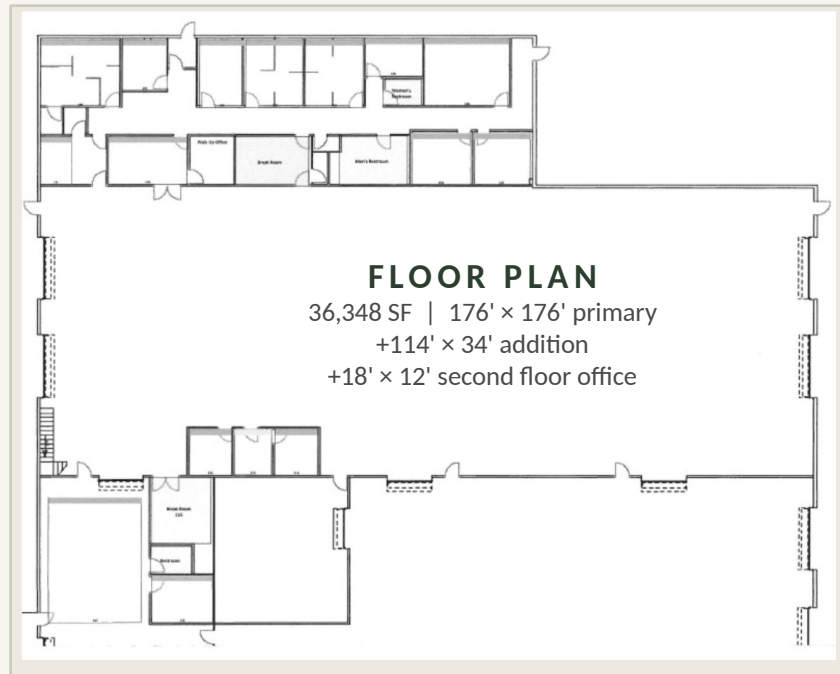
Physical Details & Site Summary

Property Specifications

Address	901 Four Mile Road, Richmond, KY 40475
Building Size	36,348 SF Total
Warehouse	32,472 SF (clear-span)
Office	3,876 SF (first & second floor)
Site Size	5.0 Acres
Year Built	1999
Construction	Steel Frame
Condition	Good
Zoning	B-3 — General Commercial/Industrial
Loading	Dock-High Door + Drive-In Door
Flood Zone	Zone X — outside 500-yr flood plain
PVA ID	0068-0000-0008-F

- 5-acre flat site — approximately 100% usable
- Adequate on-site parking for tenants and employees
- I-75 access ~2 miles; ~20 mi south of Lexington

Site & Floor Plan



Financial Summary & Pricing

\$4,300,000
ASKING PRICE

\$264,000
ANNUAL NOI

6.14%
CAP RATE AT ASKING

Lease Summary

Current Tenant	LEXAIR INC.
Lease Type	Absolute NNN
Commencement	March 15, 2025
Expiration	March 15, 2030
Term	60 Months
Annual Rent	\$264,000
Monthly Rent	\$22,000
Renewals	3 × 5-Year Options
Security Dep.	Irrevocable LOC — \$20,000

Pricing Rationale

At Asking: 6.14% Cap

In-place NNN income of \$264,000/yr on a quality 1999-built asset with long-term tenant and renewal options.

Upside from Storage

1 excess acre at \$8.50–\$11.00/SF NNN adds \$370K–\$480K in potential outdoor storage income, not yet priced in.

Market Context

Regional industrial cap avg 6.75% (Q1 2026). This asset prices at a modest premium for its lease quality and site scarcity.

1031 Exchange Target

Ideal for 1031 exchange buyers seeking passive NNN income in a growing, supply-constrained I-75 market.

SITE OVERVIEW

901 Four Mile Road | Richmond, KY | 5.0 Acres | 36,348 SF



SITE HIGHLIGHTS

I-75 Access

~2 miles to I-75 on-ramp

Site Acres

5.0 acres, flat, ~100% usable

Flood Zone

Zone X — outside 500-yr plain

Loading

Dock-high + drive-in door

Zoning

B-3 General Commercial/Ind.

FOR MORE INFORMATION

Contact the Listing Team

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