

# FOR LEASE

FLEX / INDUSTRIAL — SUITE 150



## 1051 FLOYD DRIVE

SUITE 150 · LEXINGTON, KY 40505

**3,698 SF**

TOTAL

**1,616 SF**

OFFICE

**2,082 SF**

WAREHOUSE

**\$12.34 PSF**

NNN

**I-1**

ZONING

### PROPERTY DESCRIPTION

Flex suite in a well-maintained multi-tenant commercial building at 1051 Floyd Drive, East Lexington. Suite 150 offers 3,698 SF featuring 1,616 SF of private offices and 2,082 SF of open warehouse — ideal for contractors, light industrial users, distributors, or service businesses. Zoned I-1 with ample paved parking, new AC, ADA restrooms, and excellent access to New Circle Road and I-75/I-64.

### SAUNIER DEVELOPMENT, LLC

**MARK SAUNIER**

(859) 806-7777

1051 Floyd Drive · Lexington, KY 40505

All information deemed reliable but not guaranteed.



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Flex suite in a well-maintained multi-tenant building at 1051 Floyd Drive, East Lexington. Suite 150 features 1,616 SF of private offices and 2,082 SF of open warehouse — ideal for contractors, light industrial users, distributors, or service businesses. Zoned I-1 with new air conditioning, ADA restrooms, ample paved parking, and direct access to New Circle Road and I-75/I-64. 4% broker commission paid by owner.

**3,698 SF**  
TOTAL

**\$12.34 PSF+**  
NNN

**I-1**  
ZONED

## PROPERTY HIGHLIGHTS

### PREMISES

3,698 SF flex suite — offices & open warehouse

### PARKING

Ample paved parking on-site

### ZONING

I-1 — Light Industrial

### ACCESSIBILITY

New Circle Road · I-75/I-64 · 12 min to LEX Airport

### COMMISSION

4% broker commission — owner paid

## PROPERTY HIGHLIGHTS

### PREMISES

Suite 150 at 1051 Floyd Drive is a 3,698 SF flex suite featuring a versatile layout with dedicated private offices and open warehouse space.

### AMENITIES

Ample paved parking on-site. ADA compliant restrooms. New air conditioning. Multi-tenant commercial building with professional shared amenities.

### LOCATION

Located in East Lexington with direct access to New Circle Road and close proximity to I-75/I-64 interchange. Approximately 12 minutes to Blue Grass Airport (LEX).

### FUNCTIONAL LAYOUT

Efficient floor plan with 1,616 SF of private office space and 2,082 SF of open warehouse — ideal for a variety of contractors, distributors, and service businesses.

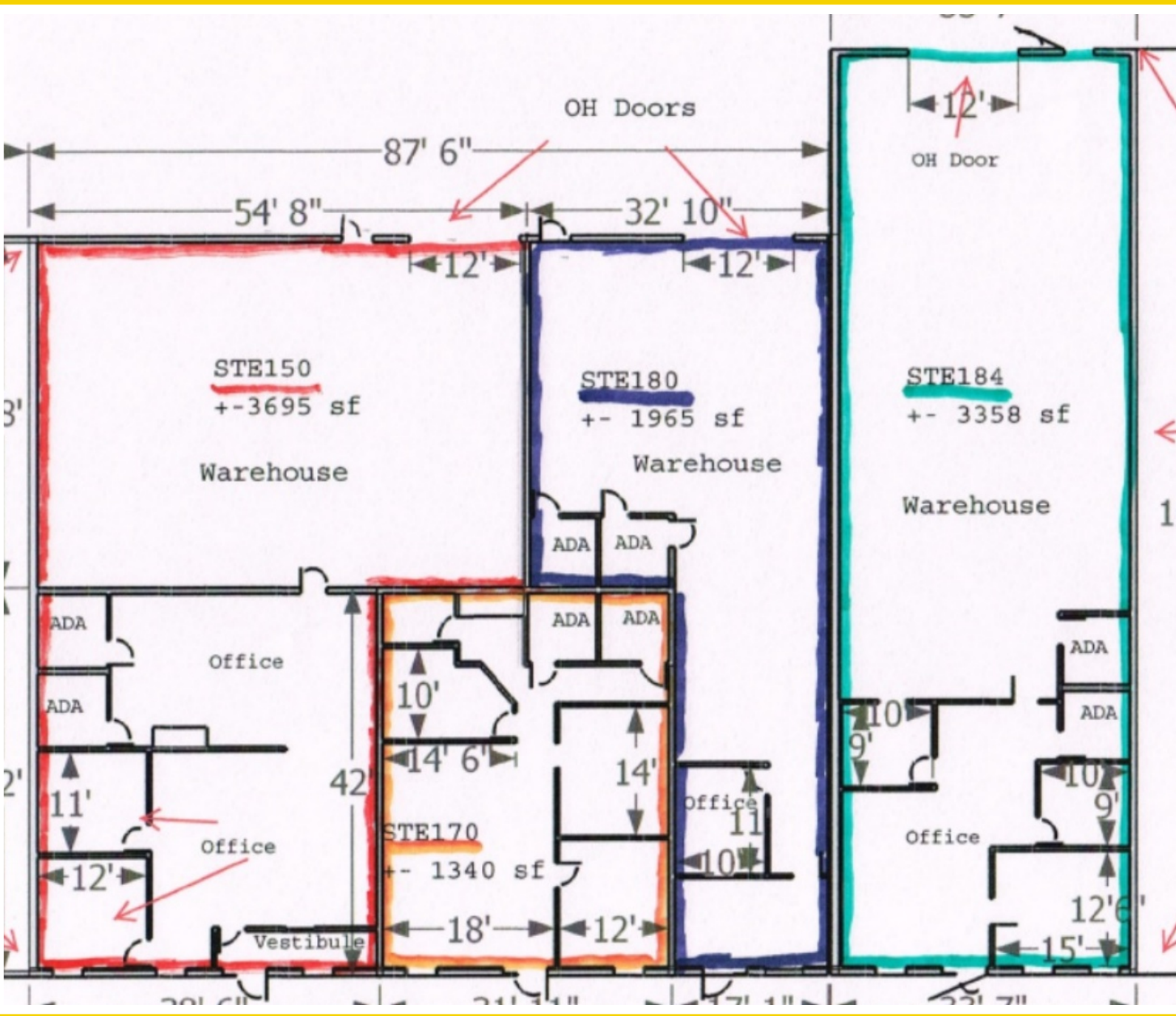
### PRIME ACCESSIBILITY

Quick access to I-75/I-64 and New Circle Road. Zoned I-1 Light Industrial. 4% broker commission paid by owner at lease execution.



FLOOR PLAN — SUITE 150

3,698 SF · Red outline = Suite 150



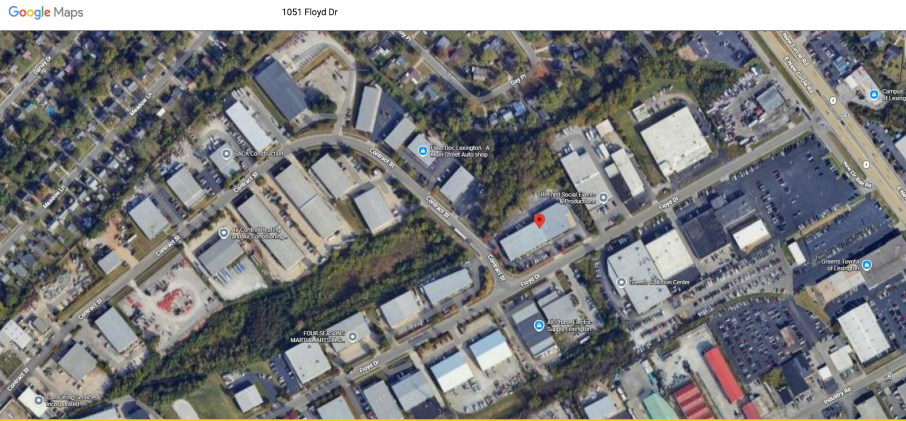
**SUITE 150**  
3,698 SF — Available for Lease

**OFFICE SPACE**  
1,616 SF Private Offices

**WAREHOUSE SPACE**  
2,082 SF Open Warehouse

## AERIAL — 1051 FLOYD DRIVE

## EAST LEXINGTON · NEW CIRCLE ROAD CORRIDOR



### NEW CIRCLE ROAD

**< 1 Mile**

Direct access

### INTERSTATE 75/64

**~2 Miles**

Via New Circle Rd

### DOWNTOWN LEXINGTON

**~4 Miles**

8 min drive

### BLUE GRASS AIRPORT

**~12 Min**

12.1 miles (LEX)

### HAMBURG / RETAIL

**~5 Miles**

10 min drive

### UNIVERSITY OF KY

**~5 Miles**

Via New Circle Rd

### ZONING

**I-1**

Light Industrial

### NEW CIRCLE ADT

**48,865**

Daily traffic

### CORRIDOR

**East Lex**

Industrial / flex hub

### SITE AREA

**1.14 AC**

49,658 SF parcel

### AIRPORT

**12 min**

Blue Grass (LEX)

**LEXINGTON, KENTUCKY****1051 FLOYD DR., SUITE 150****LEXINGTON, KY 40505****STRATEGIC LOCATION**

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, light industrial, and distribution operations. The city boasts excellent connectivity via I-75, I-64, and New Circle Road, while Blue Grass Airport serves as a key regional hub with direct flights to major cities.

**WORKFORCE & ECONOMY**

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 contributes over 30,000 students to the local talent pool, and numerous vocational schools support skilled trades and industrial industries.

**COST OF DOING BUSINESS**

Lexington's cost of living index is 94.5, below the national average of 100, with commercial real estate costs significantly lower than peer markets. The city offers a favorable business climate with state and local incentives, low crime rates, and excellent infrastructure. Its economy is diverse, growing at 2.5% annually, supported by healthcare, manufacturing, logistics, education, and technology sectors.

**BLUEGRASS REGION**

Situated in the heart of the Bluegrass Region, Lexington combines cultural richness with historical charm. Known as the 'Horse Capital of the World,' the city features a vibrant business community, strong industrial corridor along New Circle Road, and a growing entrepreneurial ecosystem — making it an ideal location for flex and light industrial operators seeking a competitive, well-connected market.



1051 Floyd Dr

