



2380 FORTUNE DRIVE

— FORTUNE BUSINESS CENTER · LEXINGTON, KENTUCKY

±12,000 SF Flex / Industrial — Available October 1, 2026

±12,000 SF

TOTAL AREA

24'

CLEAR HEIGHT

Dock + Drive-In

LOADING

\$11.95

/ SF / YR NNN

THE SPACE

2380 FORTUNE DR · LEXINGTON, KY

2380 Fortune Drive offers approximately 12,000 square feet of well-maintained flex space in the established Fortune Business Center, combining a fully finished office front with a high-clear warehouse and direct truck access.

The configuration suits light manufacturing, assembly, distribution, contractor, and showroom users alike. With two distinct warehouse bays and a deep office wing, the space can be leased in its entirety or demised to fit a smaller footprint.

- ✓ **24' clear height** — above the typical Fortune Drive flex profile, opening the space to modern distribution and light-manufacturing users.
- ✓ **Both dock-high and drive-in loading** for flexible freight, last-mile, and equipment movement.
- ✓ **±4,000 SF finished office** — reception/showroom, private offices, conference room, break room, and ADA restrooms.
- ✓ **Divisible** — two warehouse bays plus office wing; lease whole or in part.
- ✓ **Ample on-site parking** with quick access to New Circle Road, I-75 & I-64.

PROPERTY SPECIFICATIONS

TOTAL AREA	±12,000 SF
OFFICE (FINISHED)	±4,000 SF
WAREHOUSE	±8,000 SF
CLEAR HEIGHT	24'
LOADING	Dock-High + Drive-In
PARKING	Ample / On-Site
ZONING	I-1 Light Industrial
CONFIGURATION	Whole or Divisible
AVAILABLE	October 1, 2026
LEASE TERM	Negotiable
ASKING RATE	\$11.95 / SF / Yr NNN



WAREHOUSE — 24' CLEAR



CONFERENCE ROOM



RECEPTION / SHOWROOM

PROPERTY GALLERY

INTERIOR & EXTERIOR



EXTERIOR — DOCK & DRIVE-IN APPROACH



WAREHOUSE — DRIVE-IN BAY



WAREHOUSE — OPEN BAY



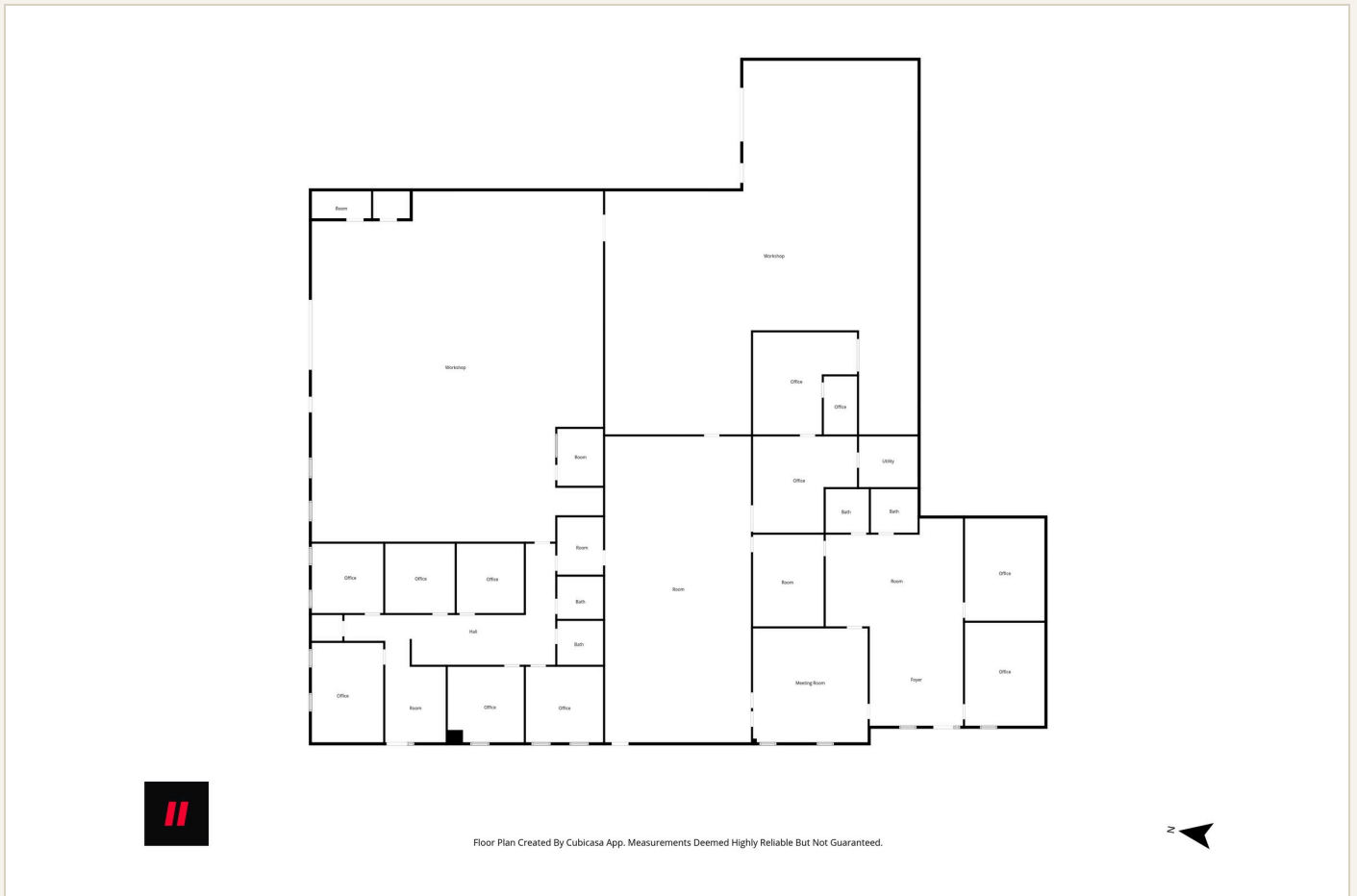
PRIVATE OFFICE



WAREHOUSE — STORAGE / STAGING



BREAK ROOM / KITCHENETTE



Two warehouse bays plus a finished office wing (offices, conference / meeting room, break room, restrooms) — leasable whole or demised. Floor plan by Cubicasa; measurements deemed reliable but not guaranteed.

IDEAL USES

- Light Manufacturing
- Assembly
- Distribution / 3PL
- Contractor & Trades
- E-Commerce Fulfillment
- Showroom + Warehouse

WHOLE BUILDING

±12,000 SF for a single user — finished office front plus two warehouse bays under one roof.

OFFICE + BAY

Take the finished office wing with an adjacent warehouse bay for a right-sized flex footprint.

DEMISED WAREHOUSE

Lease a single bay for a smaller industrial or storage requirement.

2380 Fortune Drive sits within an established Fortune Drive / Turner Business Center corridor off Winchester Road — a dense, well-occupied node of regional distributors, industrial suppliers, and corporate users, with immediate beltline and interstate access.

IN THE CORRIDOR

Ferguson	PVF / PLUMBING DIST.
Graybar	ELECTRICAL DIST.
Trane Supply	HVAC DIST.
Wesco	INDUSTRIAL SUPPLY
Valvoline	CORPORATE
Johnson Controls	BUILDING SYSTEMS
Lumber Liquidators	DISTRIBUTION
Murphy Door	MANUFACTURING

CORRIDOR TRAFFIC

±48,000

NEW CIRCLE RD · ADT

Adjacent beltline (KY 4)

±37,000

WINCHESTER RD · ADT

Primary corridor serving the park

Approx. daily traffic counts (KYTC).

AREA ORIENTATION · ILLUSTRATIVE

WINCHESTER RD · FORTUNE BUSINESS CENTER

2380 FORTUNE DRIVE



CONNECTIVITY & DRIVE TIMES

APPROXIMATE · FROM SITE

From the Fortune Drive corridor, the site reaches Lexington's interstates, beltline, downtown core, university, and regional airport within minutes — connectivity that serves both freight movement and employee commutes.

< 2 mi

Interstate 75 / 64
EXIT 110 · I-64 INTERCHANGE

~1 mi

New Circle Road
KY 4 · LEXINGTON BELTLINE

3.3 mi

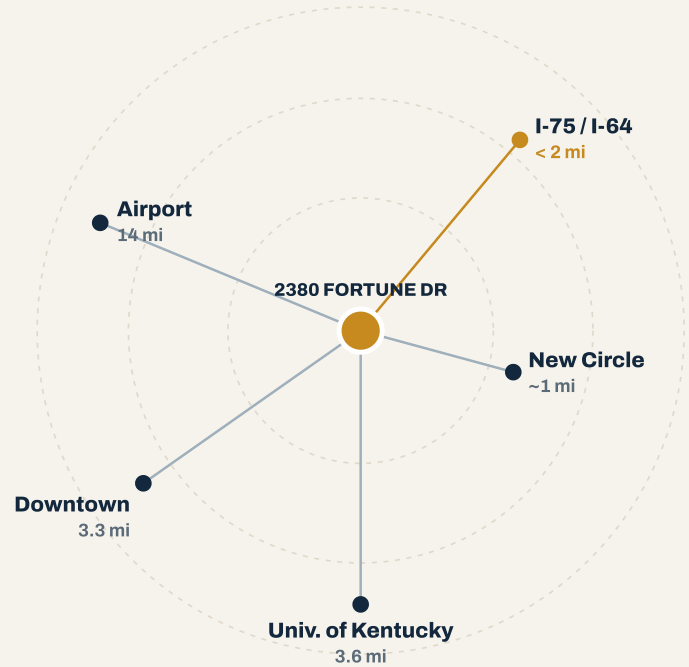
Downtown Lexington
CENTRAL BUSINESS DISTRICT

3.6 mi

University of Kentucky
~39,000 STUDENTS

14 mi

Blue Grass Airport
REGIONAL COMMERCIAL AIR



Lexington sits at the junction of **Interstate 64 and Interstate 75**, placing the site within a **single day's drive of a large share of the U.S. population** and the major markets of the Midwest, South, and Eastern Seaboard — a central position that has long made the Bluegrass region a magnet for distribution and light-manufacturing operations.

THE BLUEGRASS

A Central, Resilient Market

Diversified economy · educated workforce · interstate crossroads · high quality of life.

Lexington anchors Kentucky's Bluegrass region at the crossroads of Interstate 64 and Interstate 75 — a position within a single day's drive of a large share of the U.S. population and the major markets of the Midwest, South, and Eastern Seaboard. Blue Grass Airport, interstate access, and freight rail make it a natural hub for distribution, light manufacturing, and service operations.

The market is supported by a deep, educated workforce. The University of Kentucky has reached record enrollment of nearly 39,000 students, and a network of technical and community colleges feeds the regional talent pool. Major employers across healthcare, advanced manufacturing — including Toyota's large operation in nearby Georgetown — education, and technology sustain steady, diversified demand.

Lexington pairs a comparatively low cost of living and cost of doing business with a stable, growing economy and a high quality of life. Known as the Horse Capital of the World and a cornerstone of the bourbon industry, it is a market where employers — and the people they hire — choose to put down roots.

I-64 × I-75

INTERSTATE CROSSROADS

≈39,000

UK ENROLLMENT

1-Day Drive

TO MUCH OF THE U.S.

< 2 Miles

TO THE INTERSTATE

SCHEDULE A TOUR

For pricing, availability, and to walk the space, contact the owner directly. Tenant representation is welcome and broker co-op is honored.

BROKER CO-OP HONORED

Mark Saunier

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Property **2380 Fortune Dr · Lexington**