



NNN INVESTMENT OPPORTUNITY

\$1,995,000 - 7.32% Cap Rate

**SINGLE-TENANT INDUSTRIAL SALE - UNI UNI LOGISTICS
FRANKFORT, KENTUCKY**



NAI isaac

JAMIE ADAMS, SIOR, CCIM
VICE PRESIDENT
+1 859 396 5468
JADAMS@NAIISAAC.COM

J.L. CANNADY, CCIM
VICE PRESIDENT
+1 270 945 2029
JLCANNADY@NAIISAAC.COM

MAX DARBY
ASSOCIATE
+1 859 825 8658
MDARBY@NAIISAAC.COM

EXECUTIVE SUMMARY

NAI Isaac is pleased to present for sale a fully leased +/-20,998 SF distribution facility on a large +/-2.7 AC lot in Frankfort, Kentucky. The property is 100% leased to Uni Uni Logistics, Inc. on a 5-year lease featuring 2% annual rent increases through initial term.

Property Description

102 Bypass Plaza Drive, Frankfort, KY 40601
+/-20,998 SF on +/-2.7 AC

Tenant Overview

- Uni Uni Logistics, Inc.
- Private International distribution company
- Over 100+ sorting centers across North America
- Technology-enabled last-mile delivery platform

Lease

- 5-Year Original lease term
- Lease Commencement: December 23, 2025
- Lease Expiration: November 30, 2030
- 2% Annual Base Rent Increase
- Next Rent Increase in December 2026
- NNN Lease
- Options: 2 x 3-year options - 2% base rental increase per term

Location Highlights

- Conveniently located between Louisville and Lexington on I-64
- Located just off Wilkinson Boulevard (US 421) less than 5 miles from I-64
- Frankfort, Kentucky's Capital City, is located on I-64 providing efficient east-west access to Louisville (+/-55 miles West) and Lexington (+/-25 miles East), facilitating quick connections to broader markets and I-75 via Lexington.



TENANT OVERVIEW

Uni Uni (also known as Uni Uni Logistics, Inc.) is a technology-enabled last-mile delivery company specializing in e-commerce logistics, utilizing a crowdsourced network of gig drivers and automated sorting technology to provide fast, affordable, and reliable parcel delivery across North America.

Founded in 2019 by Peter Lu and Kevin Wang in Richmond, British Columbia, Canada, the company initially started as a food delivery app but pivoted to package delivery during the pandemic, capitalizing on the e-commerce boom. As of early 2026, Uni Uni has been in business for approximately seven years and has grown into one of North America's fastest-expanding logistics providers, serving major clients like Shein, Temu, and Amazon.

GROWTH

In terms of scale, Uni Uni operates more than 100 warehouses and sorting centers across North America, up from over 50 in 2024. The company covers over 500 cities, reaching 65% of the U.S. population and 80% of Canada's, with ongoing expansions into key markets like Los Angeles, New York, Dallas, Miami, Chicago, and beyond.

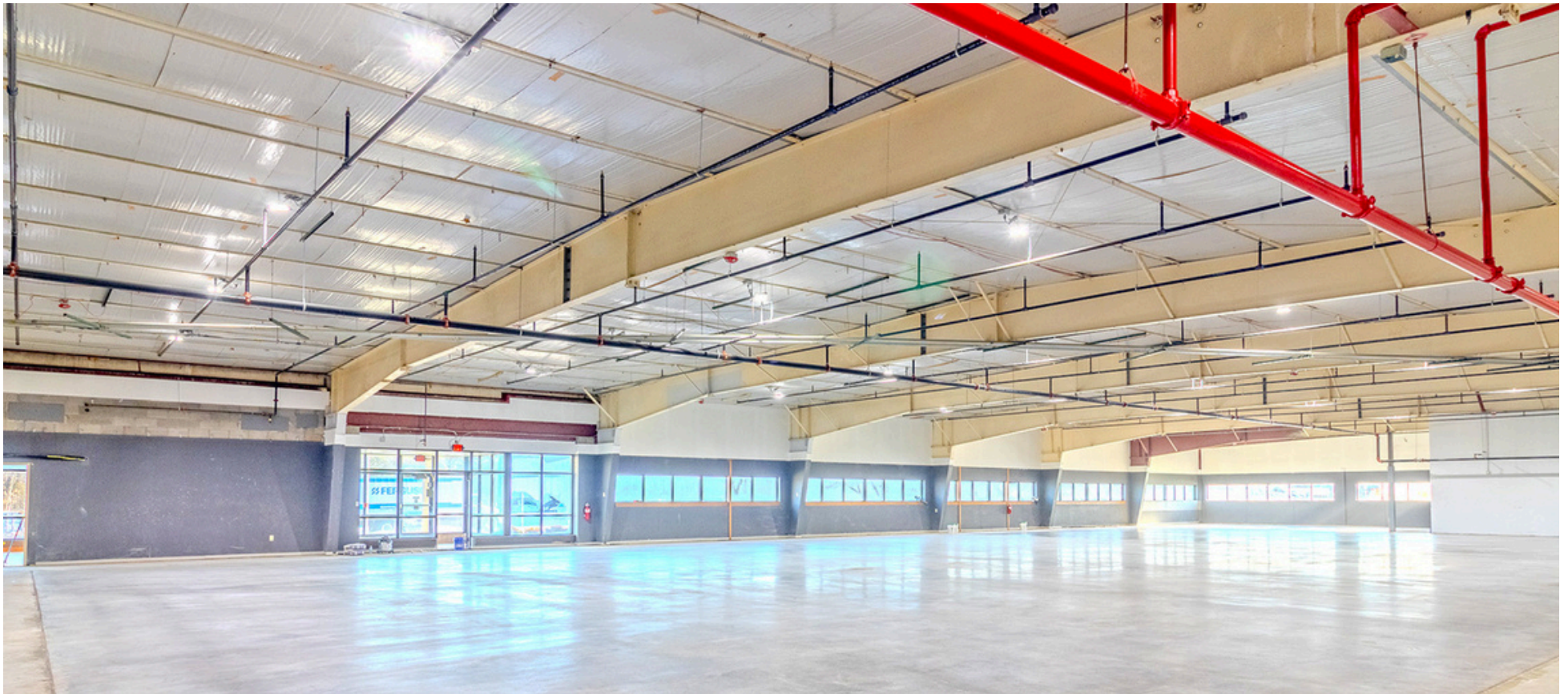
It handles hundreds of millions of packages annually, with a reported 1,073% increase in domestic volume from 2024 to 2025. UniUni employs around 550-650 people, and maintains a network of thousands of drivers (over 6,000 as of 2023).

SOURCES:
uniuni.com, pitchbook.com, ca.finance.yahoo.com, techcrunch.com

PROPERTY DESCRIPTION

Address: 102 Bypass Plaza Drive, Frankfort, KY
Built/Renovated: 1970's/2026
Site Area: +/-2.7 AC
Building Area: +/-20,998 SF
Office Area: +/-4,500 SF
Warehouse Area: +/-16,498 SF clear span
Ceiling Height: 15' to the eaves; 16' to the peak
Dock Door: Two (one with ramp)

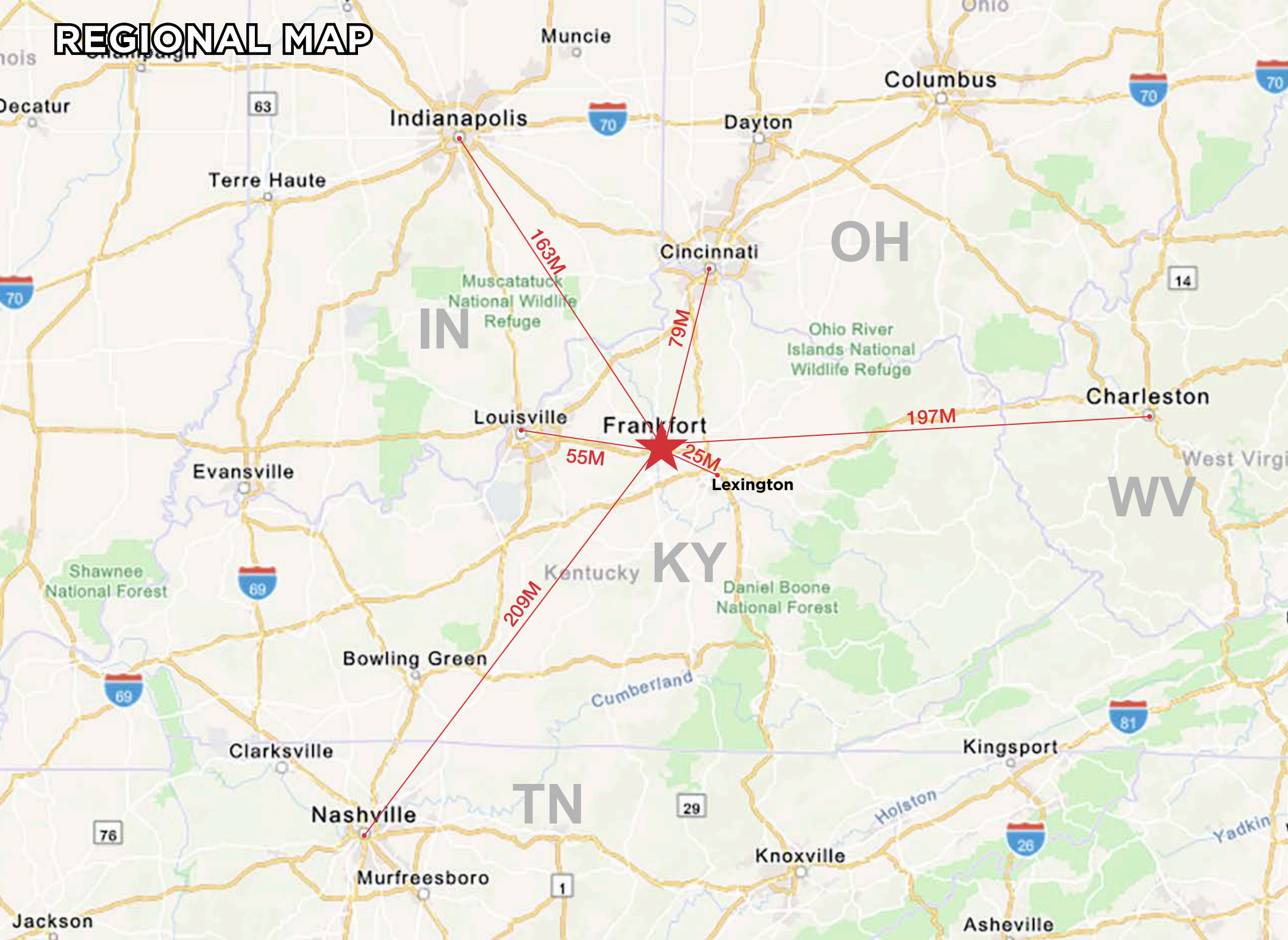
Electrical: 1600A 208/120V; 3-Phase Power
Parking Spaces: 73
HVAC: New 1 multizone 5-ton condensing unit;
New 2 multizone 2-ton condensing units
Sprinkler System: New; Wet
Lighting: New LED High Bay Lighting



EXTERIOR PHOTOS



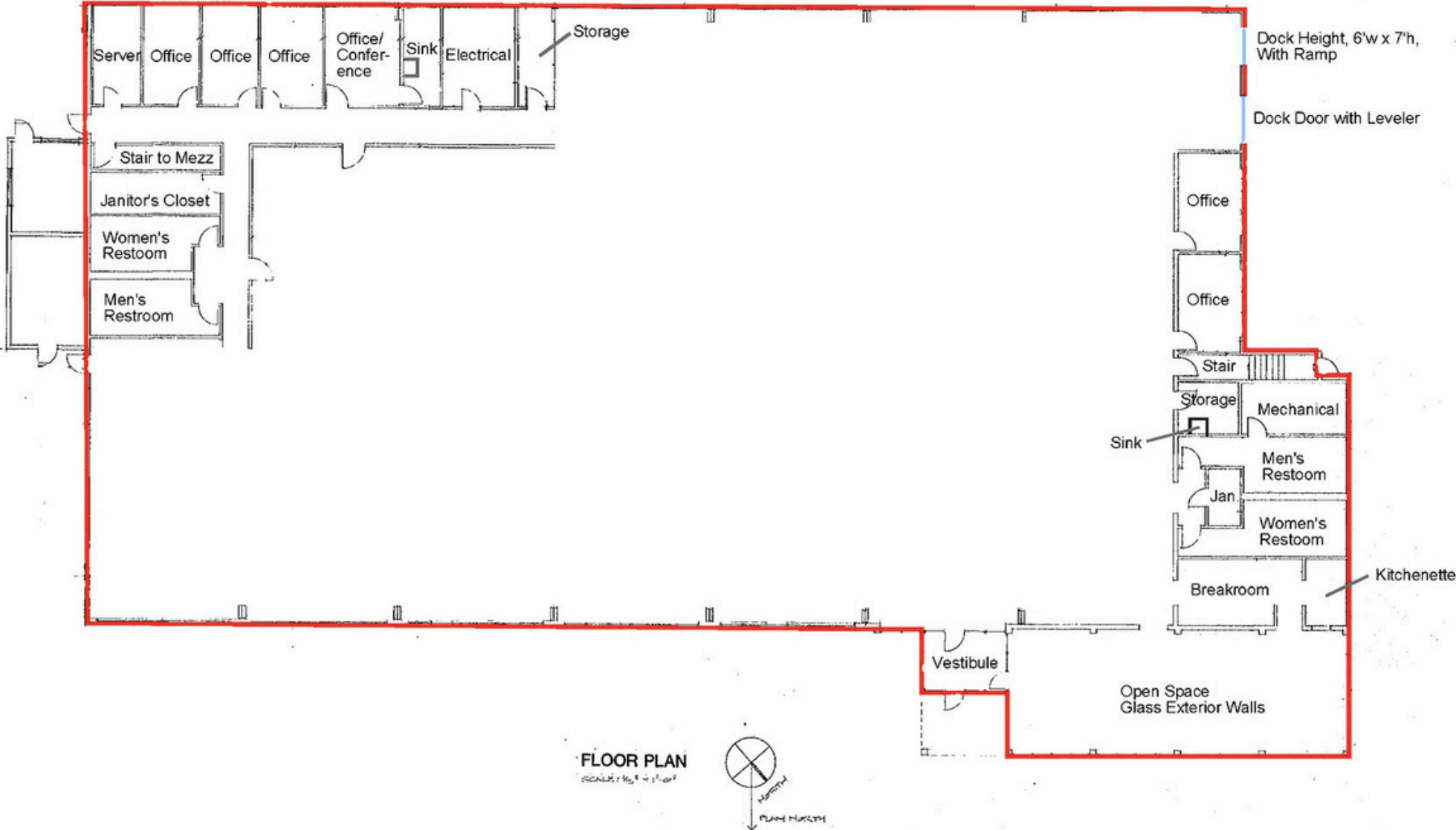
REGIONAL MAP



SITE PLAN



FLOOR PLAN



LEASE SUMMARY

Address: 102 Bypass Plaza Dr, Frankfort, KY 40601
Tenant: Uni Uni (<https://www.uniuni.com/>)
Lease Guarantor: Uni Uni Logistics, Inc.
Square Feet: +/-20,998
Original Lease Term: 5 Years
Rent Commencement: February 1, 2026
Lease Expiration: November 30, 2030

Months	Annual / SF	Annual Rate	% Increase
1	\$0.00	\$0.00	-
2-12	\$6.95	\$145,936.10	2%
13-24	\$7.09	\$148,875.82	2%
25-36	\$7.23	\$151,853.34	2%
37-48	\$7.38	\$154,965.24	2%
49-60	\$7.53	\$158,114.94	2%

Renewal Options: Two 3-year renewal options
Renewal Rents: 2% increase in first year of each renewal

Years	Annual / SF	Annual Rate	% Increase
6-8	\$7.68	\$161,264.64	2%
9-11	\$7.83	\$164,414.34	2%

Tenant Pays For the Following Operating Expenses:

1. Property Taxes
2. Property Insurance
3. Property CAM (direct to vendor)

Tenant's Liability Obligation: Repairs and replacement shall not exceed \$5,000 in any given 12-month period unless repairs or replacements are due to Tenant's negligence.

Landlord's Obligation: Landlord responsible for total failure of HVAC unit and expenses over \$5,000 in any given 12-month period.



FRANKFORT, KENTUCKY MARKET INFORMATION

MARKET & TRANSPORTATION OVERVIEW

Located in the heart of the Bluegrass region, Frankfort offers strategic connectivity that positions this industrial asset for long-term logistics and distribution success. The property benefits from direct access to Interstate 64, providing seamless east-west transportation to Louisville (+/-55 miles west) and Lexington (+/-25 miles east). This corridor also enables efficient linkage to Interstate 75 via Lexington, connecting the asset to major regional and national markets across the Midwest and Southeast.

Rail freight service is provided by CSX Transportation, supporting dependable multimodal distribution for manufacturing, warehousing, and logistics operations. Air access further enhances the location's versatility. Capital City Airport (KFFT/FFT) offers a 5,500-foot runway, FBO services, maintenance capabilities, and strong annual flight operations supporting corporate and government travel. For commercial passenger and cargo service, Blue Grass Airport (LEX) is approximately 25–30 minutes away, while Louisville International Airport (SDF) provides additional domestic and international connectivity within roughly an hour's drive.

Investment Advantage: *The combination of interstate, rail, and air infrastructure positions this property to efficiently serve local, regional, and national supply chains—an essential characteristic for modern industrial tenancy.*

EDUCATION & DEMOGRAPHIC PROFILE

As Kentucky's capital city, Frankfort benefits from economic stability, a government-centered employment base, and a business-friendly regulatory climate. The city has a population of approximately 28,600 residents, while Franklin County exceeds 52,000 residents, reflecting a stable and steadily growing labor pool.

The presence of Kentucky State University (KSU)—a public historically Black land-grant institution with more than 2,100 students—provides access to a developing talent pipeline and opportunities for workforce partnerships. The property's proximity to University of Kentucky in Lexington and University of Louisville further expands access to skilled graduates across engineering, business, logistics, and technical disciplines.

Kentucky consistently ranks among the top states nationally for economic development projects per capita, reinforcing strong pro-business policies and sustained investment momentum. As the seat of state government, Frankfort offers long-term economic resilience—an attractive factor for industrial investors seeking durable market fundamentals.

Investment Takeaway: *Stable population trends, access to higher education institutions, and a pro-growth economic environment create a compelling foundation for industrial occupancy and long-term asset appreciation.*

CONFIDENTIALITY & DISCLAIMER

IT Properties of KY, LLC ("Owner") has retained ISAAC COMMERCIAL PROPERTIES, INC. dba NAI ISAAC as its exclusive representative with respect to the sale of the fee interest in 102 Bypass Plaza Drive, Frankfort, KY 40601 (the "Property"). Upon review of this Agreement, owner or NAI Isaac will deliver to Potential Purchaser certain information and materials in connection with the sale of the Property. Such information and materials together with all analyses, compilations, studies or other documents whether prepared by you or otherwise, which contain or otherwise reflect such information or materials, are referred to collectively as the "Evaluation Materials." For the purposes of this Agreement, the word "sale" shall be deemed to mean and shall be construed as though it were the phrase "sale, purchase, encumbrance, pledge or other transfer." Unless otherwise specifically directed in writing, all communications relating to the Evaluation Materials or the possible sale of the Property should be directed to Owner and NAI Isaac.

The Evaluation Materials are intended solely for the limited use by the parties hereto in considering whether to pursue an offer to acquire the Property. The Evaluation Materials contain brief, selected information pertaining to the business and affairs of the Property. The Evaluation Materials do not, however, purport to be all inclusive or to officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Evaluation Materials, and no liability of any kind whatsoever is assumed by Owner or NAI Isaac with respect thereto.

The parties hereto agree that the delivery of the Evaluation Materials is subject to the following terms, covenants and conditions:

1. By acknowledgement of receipt of the Evaluation Materials, Potential Purchaser agrees that the Evaluation Materials are confidential, proprietary and the exclusive possession of Owner and further that Potential Purchaser and its agents, representatives and employees will hold and treat it in the strictest of confidence. Potential Purchaser further agrees that Potential Purchaser and its agents, representatives and employees will not duplicate, photocopy or otherwise reproduce the Evaluation Materials in whole or in part or otherwise use or permit it to be used in any fashion or manner detrimental to the Property or the interest of Owner without prior written authorization of Owner. Potential Purchaser further agrees (i) to disclose the Evaluation Materials only to Potential Purchaser's agents and employees who need to review the Evaluation Materials in connection with the purchase and who will be advised by Potential Purchaser of this Agreement and (ii) Potential Purchaser will be satisfied that such agents and employees will act in accordance with this Agreement.
2. The Potential Purchaser acknowledges that (i) the Potential Purchaser is a principal and not an agent of, or acting on behalf of any other person or entity in connection with the Property and (ii) it will not under any circumstances, look to make any demand upon or make any claim against the Owner, NAI Isaac or any person or entity directly or indirectly related hereto for any brokerage commissions, finder's fees or other compensation in connection with the sale or the possible sale of the Property.
3. Potential Purchaser hereby agrees to indemnify Owner from any loss or damage which Owner may suffer as a result of the undersigned's breach of the terms and conditions of this Agreement.
4. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions in connection therewith any party at any time without notice.
5. The Evaluation Materials shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Evaluation Materials. Neither NAI Isaac nor Owner warrants or represents that the information contained in the Evaluation Materials is true or correct. You are advised to verify information independently. Owner reserves the right to make any change, to add, delete, or modify the information or to withdraw the Property from consideration at any time, without notice. The Evaluation Materials are not to be construed as an offer, an expression of intent, an obligation, or as part of any contract or commitment, to sell the Property.
6. The inclusion or exclusion of information in the Evaluation Materials relating to asbestos or any other hazardous, toxic or dangerous chemical item, waste or substance (hereinafter collectively referred to as "Environmental Issues") relating to the Property shall in no way be construed as creating any warranties or representation, expressed or implied by Owner or its agents as to the existence or nonexistence or nature of Environmental Issues in, under or on the Property, or to create legal and/ or economic obligations upon Owner, lessee and/ or other holders of interest in the Property or a part thereof.
7. The Potential Purchaser represents and warrants that it has not had any discussion or dealings regarding the Property with any broker, finder or agent other than Owner or NAI Isaac and hereby agrees that the obligation to pay any such brokerage commission, except for the compensation due to NAI Isaac, is an obligation of the Potential Purchaser and hereby agrees that it shall not look to Owner for the payment of any such brokerage commission. If the Potential Purchaser does consummate a purchase of the Property and elects to utilize a broker, no commission is due from NAI Isaac or Seller to said broker.
8. If Potential Purchaser is requested or required by oral question, interrogatories, requests for information or documents, subpoena, civil investigative demand or other process to disclose (i) the Evaluation Materials or any information contained therein or (ii) any information relating to Potential Purchaser's opinion, judgment or evaluation as development from the Evaluation Materials and any information contained therein, it is agreed that Potential Purchaser will provide Owner with prompt notice of any such request or requirement so that Owner may seek an appropriate protective order or waive Potential Purchaser's compliance with the provisions of the agreement. If, failing the entry of a protective order prior to the receipt of a waiver hereunder, Potential Purchaser is, in the opinion of Potential Purchaser's counsel, compelled to disclose any part of the Evaluation Materials, Potential Purchaser may disclose that part of the Evaluation Materials which Potential Purchaser's counsel advises Potential Purchaser that Potential Purchaser is compelled to disclose. In any event, Potential Purchaser will not oppose action by Owner to obtain appropriate protective order or other reliable assurance that the confidential treatment will be accorded the Evaluation Materials.

Potential Purchaser and NAI Isaac hereby acknowledge their acceptance of the terms and conditions stated in this Confidentiality Disclaimer section and all sections of this package.