

\$5 - 247 South Forbes Road, Lexington

MLS® #23019197

\$5

Bedroom, Bathroom, 52,005 sqft
Comm/Prof/Ind on 18 Acres

Commercial, Lexington, KY

Forbes Business Center located at 247 S. Forbes Road was originally developed in 1964 and occupied as part of the G. F. Vaughan portfolio, one of the two primary block/masonry industrial buildings (Building #1) is available. Building #1 has 52,005 total SF, 4,457 SF office, 2 dock doors, 1 drive-in door, 1200 AMP 480 V 3-phase power, and 20' clear height. Extensive 2019 renovations to the building include: interior and exterior paint, new asphalt and parking, upgraded dock doors and drive-in doors, new landscaping, LED lights, new TPO roof, new gutters, and much more. Property Highlights:- Renovated in 2019- Expandable Site- Below Market Rents- Below Market Operating Expenses- Outside Storage Potential- New TPO Roof With an MSA over 645,000, Lexington is the second largest market in the Commonwealth of Kentucky. Lexington provides a strategic location for businesses through access to a highly educated labor force, low startup and operational costs, below average cost of living, and its location at the I-75/I-64 intersection providing a 24-hour or less drive to approximately 70% of the United States population.

Built in 1964

Essential Information

MLS® # 23019197

Price \$5



Square Footage	52,005
Acres	17.84
Year Built	1964
Type	Comm/Prof/Ind
Sub-Type	Industrial
Status	Active

Community Information

Address	247 South Forbes Road
Area	Fayette County NW
Subdivision	Commercial
City	Lexington
County	Fayette
State	KY
Zip Code	40504

Amenities

Features	3 Phase Electricity
Parking	On Site, Paved, 36 - 55 Spaces

Interior

Stories	One
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Exterior

Construction	Block, Brick
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Additional Information

Date Listed	October 3rd, 2023
Zoning	I-2 Heavy Industrial

Listing Details

Listing Office	Block + Lot Real Estate
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