76,320 SF Industrial Warehouse For Lease

1349 Leestown Rd

FRANKFORT, KY 40601

PRESENTED BY:

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PROPERTY SUMMARY

76,320 SF INDUSTRIAL WAREHOUSE FOR LEASE

1349 LEESTOWN RD
FRANKFORT, KY 40601

OFFERING SUMMARY	
LEASE RATE:	$6.25 SF/yr (NNN)
AVAILABLE SF:	76,320 SF
ZONING:	Industrial

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 1349 Leestown Road, a 76,320 SF industrial warehouse available for lease in Frankfort, Kentucky.

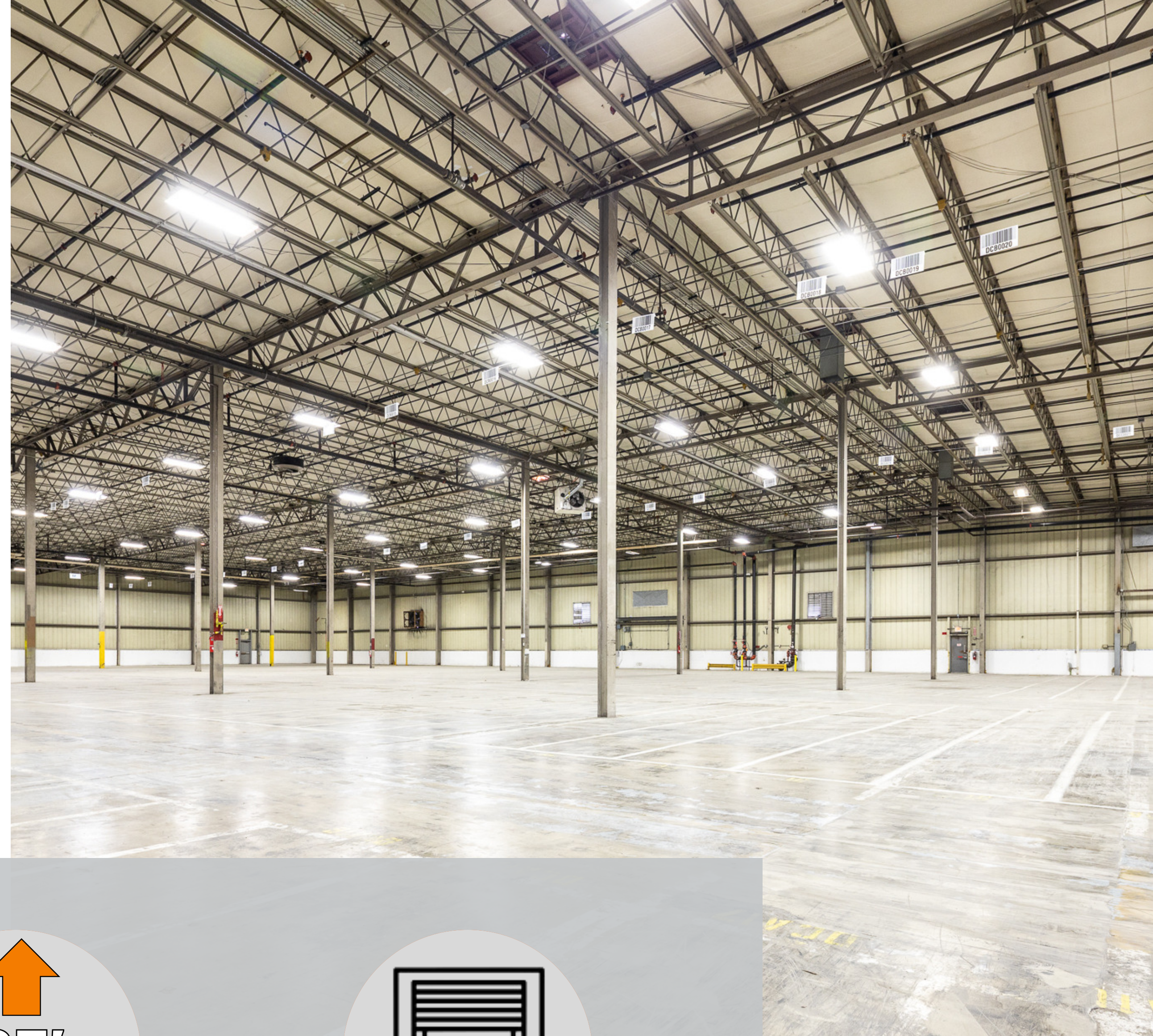
The property features 76,320 square feet of warehouse space with private offices and additional mezzanine storage (5,960 sf), providing flexibility for a wide range of distribution, logistics, or light manufacturing users. Strategically located just 3.5 miles from I-64, the facility offers exceptional regional connectivity along the US-421 corridor - ideal for tenants with distribution needs or freight operations throughout Kentucky.

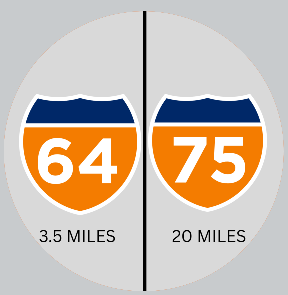
The warehouse is equipped with modern amenities, including three (3) dock-height doors (front loaded) and one (1) grade-level drive-in door, 3-phase heavy power, suspended gas heating, and is fully fire suppressed.

This is a great opportunity to secure a great modern warehouse facility in the increasingly supply-constrained Central Kentucky industrial market. For more information and to schedule a visit to the property, please contact John Bunch, SIOR at 859-433-8911 or john.bunch@svn.com, or Gabe Measner at 859-630-7106 or gabe.measner@svn.com.

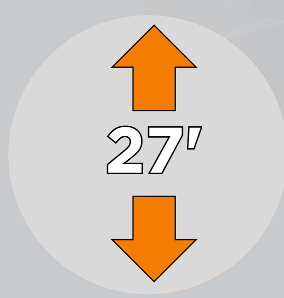
PROPERTY HIGHLIGHTS

- 76,320 SF
- $6.25/sf/yr + NNN
- 27′ clear height
- (3) Docks
- (1) Grade level drive-in door
- Fully built out office and restrooms
- Less than 3.5 miles from I-64
- Heavy Power
- High-efficiency Lighting
- 40′ x 40′ Column Spacing





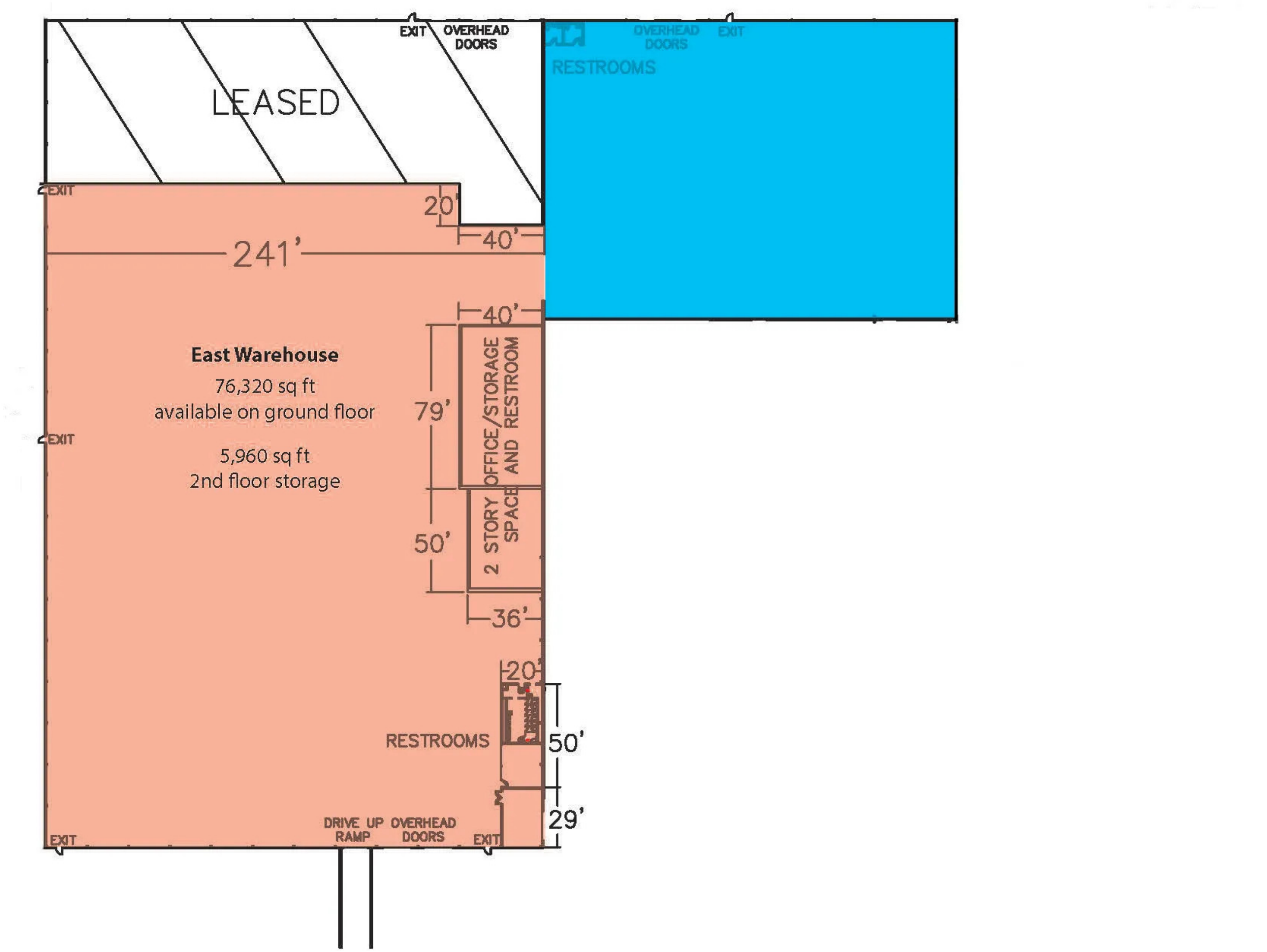
INTERSTATE ACCESS



CLEAR HEIGHT

DOCK DOORS

FLOOR PLAN

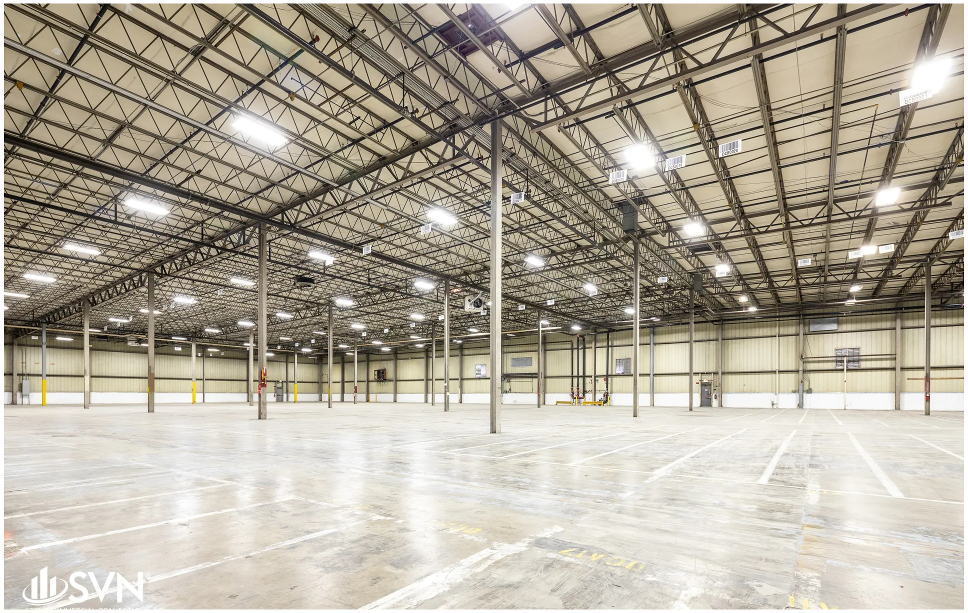


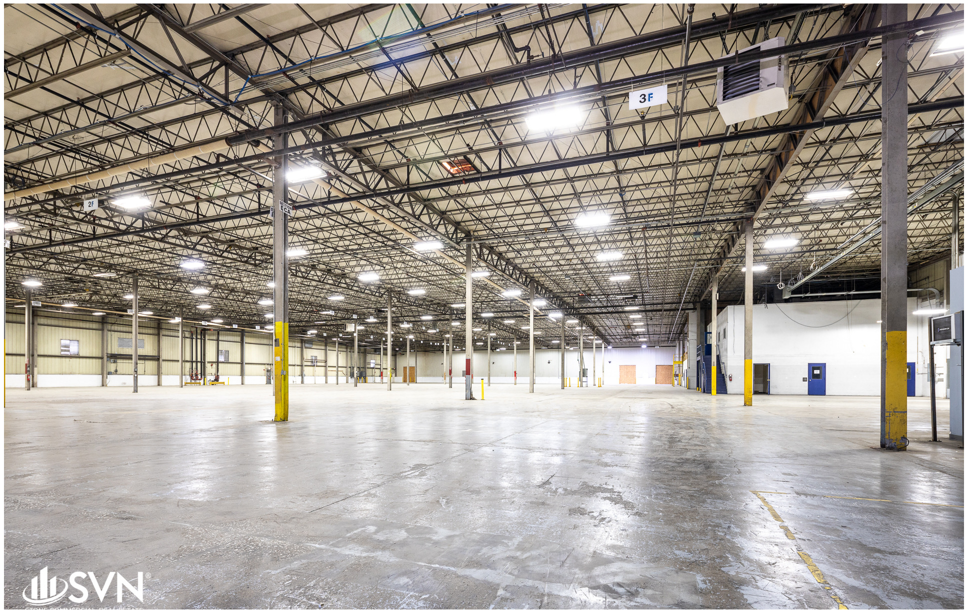
SVN STONE COMMERCIAL REAL ESTATE

AREA MAP


SVN STONE COMMERCIAL REAL ESTATE
Subject Property
INTERSTATE 64
3.5 Miles
421
60
INTERSTATE 64
INTERSTATE 64
For marketing purposes only; exact locations not warranted
INTERSTATE 75
20 Miles

ADDITIONAL PHOTOS





SVN
STONE COMMERCIAL REAL ESTATE

ADVISOR

JOHN BUNCH, SIOR

john.bunch@svn.com
Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial Real Estate division.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

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GABE MEASNER

gabe.measner@svn.com
Cell: **859.630.7106**

PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than $20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.