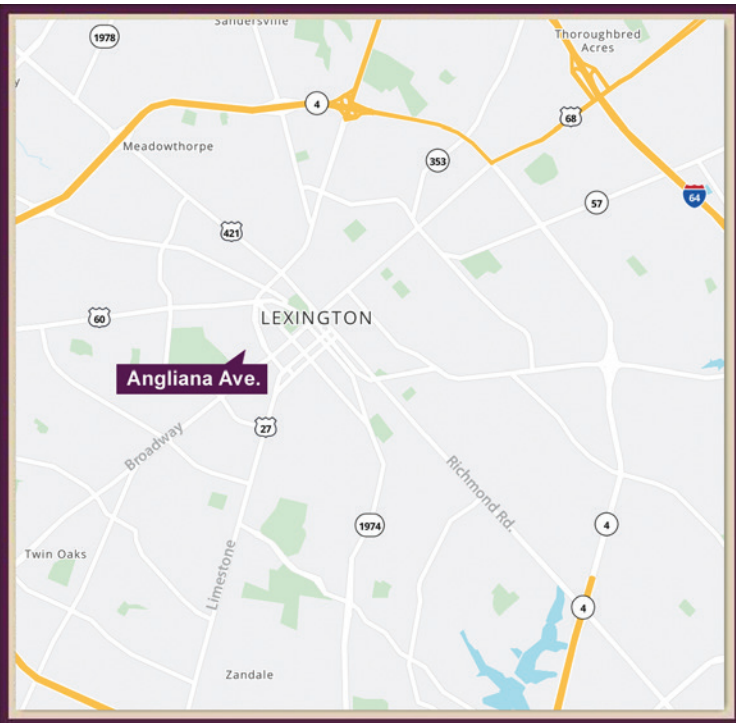


LEASING OPPORTUNITY

475 ANGLIANA AVENUE

475 Angliana Ave., Lexington, Kentucky 40508



OPPORTUNITIES

- * 100% Available.
- * 108,465 sf Office/Warehouse is ideally located for last mile distribution less than a half mile from downtown Lexington.
- * Property is divisible.
- * Urban Infill.
- * Contact agent for more details.



Equity
Management
Group, Inc.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Agent: Jason Taylor

jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546

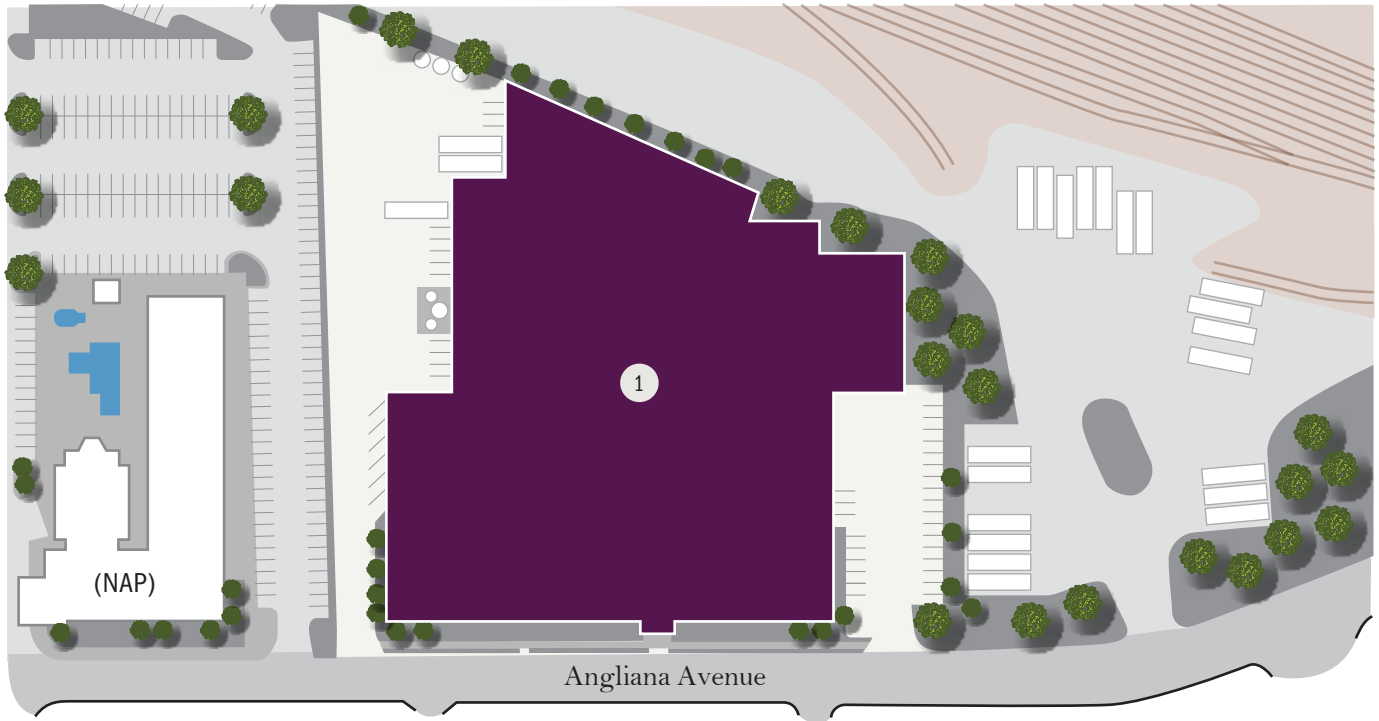
Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

475 ANGLIANA AVENUE

475 Angliana Ave., Lexington, Kentucky 40508

1 Available	108,465 SF
Total GLA:	108,465 SF



PROPERTY SPECIFICS

Zoned:	1-2 Industrial
Total Land Area:	4.060 Acres
Total GLA:	108,465 SF
Year Built:	1988
Clear Height:	22 - 28 Feet
Parking Spaces:	28
Traffic Count:	11,166 VPD Angliana Ave. / 52,094 VPD South Broadway

PROPERTY ADVANTAGES

Situated in the heart of downtown Lexington makes it an ideal location for last mile distribution. Property is divisible.

LOCATION

Located at: 475 Angliana Avenue is just a half mile from High Street in Downtown Lexington. Less than 2 miles from New Circle Road.

Strong and Growing Demographics:

	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population Estimates:	20,976	107,098	241,390
Average Household Income:	\$54,308	\$90,628	\$96,624
Number of Households:	8,335	45,283	102,065

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



Equity
Management
Group, Inc.

Leasing Representative: **Jason Taylor**

jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502



Equity
Management
Group, Inc.

LEASING OPPORTUNITY

475 ANGLIANA AVENUE

475 Angliana Ave., Lexington, Kentucky 40508



All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representative: Jason Taylor

jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546

Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

475 ANGLIANA AVENUE

4 7 5 A n g l i a n a A v e . , L e x i n g t o n , K e n t u c k y 4 0 5 0 8



VIBRANT LEXINGTON

Located in the heart of the Bluegrass Region of Central Kentucky, Lexington (Population 322,570) is the county seat of Fayette County. Since 1974 the city and county have operated under a single consolidated government, making Fayette Kentucky's second-most populous county. Lexington sits at the interchange of Interstate 64 (east and west) and Interstate 75 (north and south), and commercial air travel is served directly by Blue Grass Airport within the city. Louisville is roughly 80 miles to the west and Cincinnati is approximately 85 miles to the north, both a comfortable drive away.

Education, health services, and manufacturing anchor the local economy. The University of Kentucky alone employs more than 12,000 people and enrolls over 29,000 students, while Lexmark, Valvoline, and Big Ass Fans all trace their headquarters to the city. Xerox, Baptist Health, Lockheed Martin, Amazon, and UPS all maintain a substantial presence, and Toyota Motor Manufacturing Kentucky's assembly plant lies just north of the city in Georgetown. Downtown Lexington's core runs along South Broadway and East Main and High Streets, ringed by New Circle Road, with newer commercial growth radiating outward along Man o' War Boulevard. Beyond its economic base, Lexington is recognized around the world as the capital of the Bluegrass region's signature industry: the breeding, training, and racing of some of the finest horses on earth.



A larger-than-life Secretariat bronze near Old Frankfort Pike, installed 2019



The Red Mile, opened in 1875, is the world's second-oldest harness racing track — less than a mile from the property

HORSE CAPITAL OF THE WORLD

Lexington has long been known as the Horse Capital of the World, ringed by more than 400 horse farms across the Bluegrass region. Keeneland, minutes from downtown, ranks among the finest Thoroughbred racecourses in North America. Kentucky's horse industry generates an estimated \$4 billion in annual economic impact.

BOURBON BOOM

Lexington is very much part of Kentucky's Bourbon Boom. The James E. Pepper Distillery, founded in 1880, sat idle for decades before a 2008 revival made it the anchor of downtown's Distillery District. Nearby, Lexington Brewing & Distilling Co. became the city's first distillery to reopen since Prohibition.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity
Management
Group, Inc.**

Leasing Representative: Jason Taylor

jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612

Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

475 ANGLIANA AVENUE

4 7 5 A n g l i a n a A v e . , L e x i n g t o n , K e n t u c k y 4 0 5 0 8

AERIAL PHOTOGRAPHY



Aerial view of 475 Angliana Avenue with approximate property boundary outlined



Looking toward Downtown Lexington



Rear aerial view along the rail corridor

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



**Equity
Management
Group, Inc.**

Leasing Representative: Jason Taylor

jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612

Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

475 ANGLIANA AVENUE

4 7 5 A n g l i a n a A v e . , L e x i n g t o n , K e n t u c k y 4 0 5 0 8

SITE & BUILDING PHOTOGRAPHS



Loading dock area with multiple dock-high overhead doors



Building entrance along Angliana Avenue

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



Equity
Management
Group, Inc.

Leasing Representative: Jason Taylor

jtaylor@equity-management.com

Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612

Equity Management Group * 840 East High Street * Lexington, KY 40502