

Industrial Portfolio For Sale - Frankfort, KY

130-136 Lane View Dr, Frankfort, KY 40601



THE GIBSON COMPANY
COMMERCIAL REAL ESTATE SERVICES

Listing ID: 30659708
 Status: Active
 Property Type: Industrial For Sale
 Industrial Type: Free-Standing, Industrial-Business Park
 Size: 258,000 SF
 Sale Price: \$16,700,000
 Unit Price: \$64.73 PSF
 Sale Terms: Cash to Seller
 Loading: 13 Docks
 Drive-In Bays: 6 Bays



Overview/Comments

Industrial development portfolio of two recently constructed warehouses totaling 258,000 SF in Frankfort, KY 40601. Two additional properties totaling 334,000 SF can be added to this portfolio, more information on these are included in the offering memorandum.

100% occupied, both properties are single tenant with newly signed leases.

136 Lane View Dr - 150,000 SF on 7.8 acres built in 2018

130 Lane View Dr - 108,000 SF on 5.6 acres built in 2019

124 Lane View Dr - 2.305 acre detention lot included

\$1,193,763 NOI

7.15% CAP RATE

Click CREXI link below to sign CA and access Offering Memorandum

More Information Online

<https://thegibsoncompany.catylist.com//listing/30659708>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	087-00-00-035.28	Building/Unit Size (RSF):	258,000 SF
Industrial Type:	Free-Standing, Industrial-Business Park, Manufacturing, Light Industrial, Warehouse/Distribution	Land Area:	15.71 Acres
Zoning:	IG - INDUSTRIAL GENERAL	Sale Terms:	Cash to Seller
Property Use Type:	Investment	Cap Rate:	7.15%
		Average Occupancy Rate:	100

Area & Location

Highway Access: 1 mile from I-64

Building Related

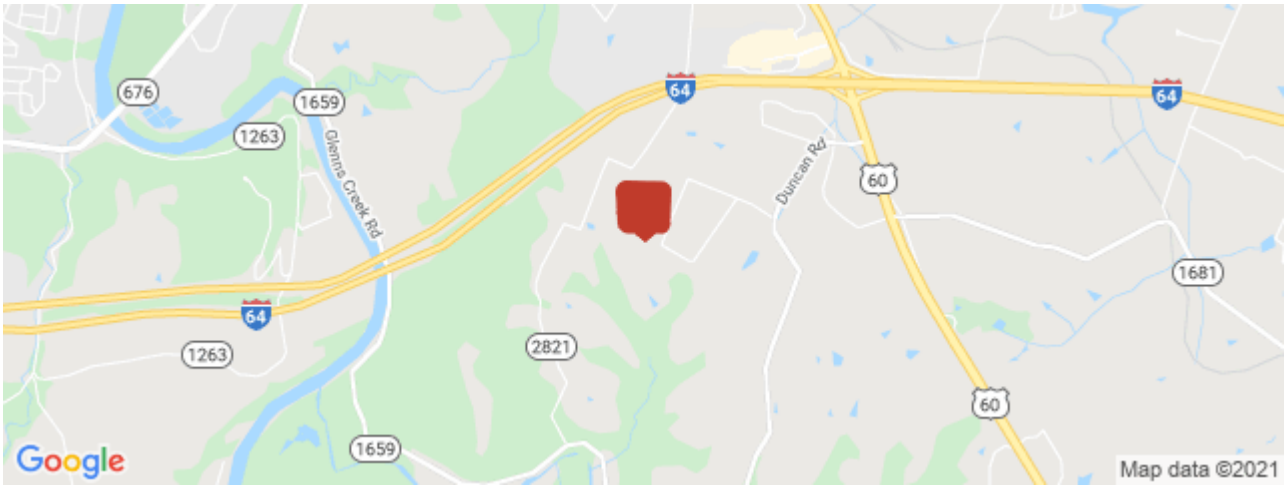
Tenancy:	Multiple Tenants	Drive-In Bays:	6
Total Number of Buildings:	2	Passenger Elevators:	0
Year Built:	2018	Freight Elevators:	0
Construction/Siding:	Metal Siding, Steel Frame	Sprinklers:	Wet
Loading Docks:	13		

Land Related

Zoning Description: IG - Industrial General
 Water Service: Municipal
 Sewer Type: Municipal

Location

Address: 130-136 Lane View Dr, Frankfort, KY 40601
County: Franklin
MSA: Frankfort



Property Images



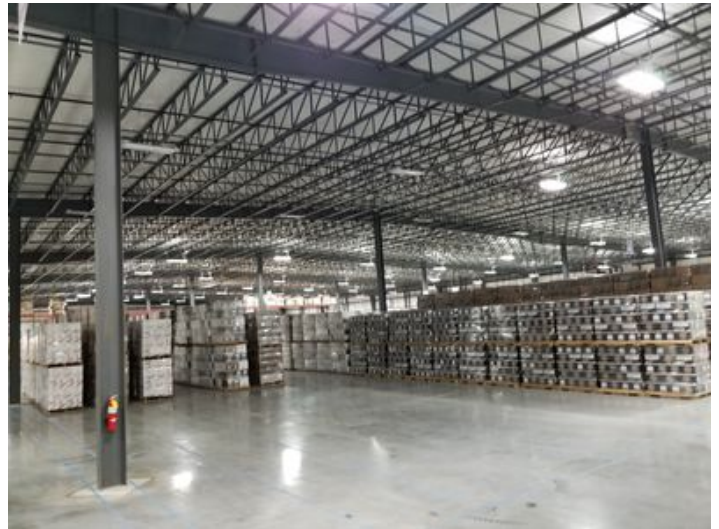
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DJI_0012



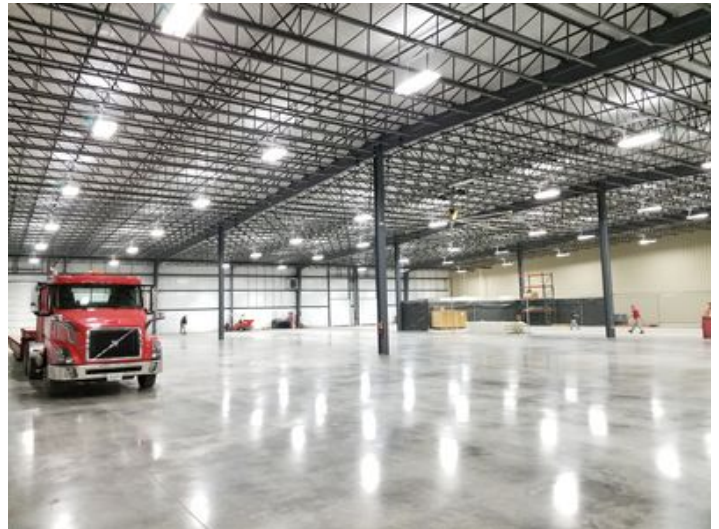
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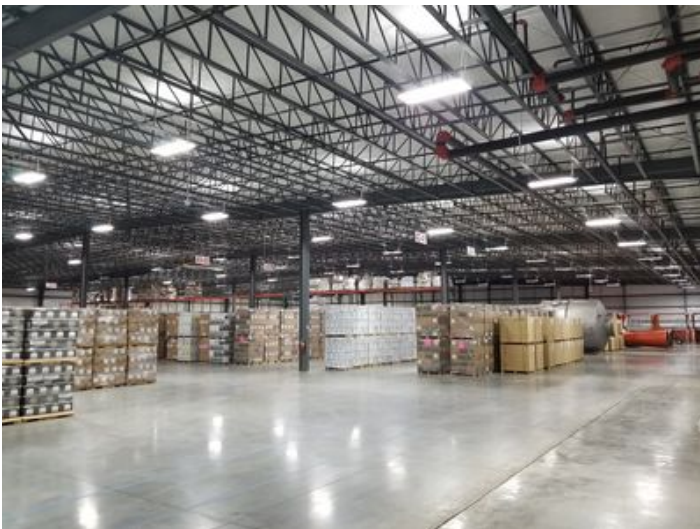
2019-06-27 11.20



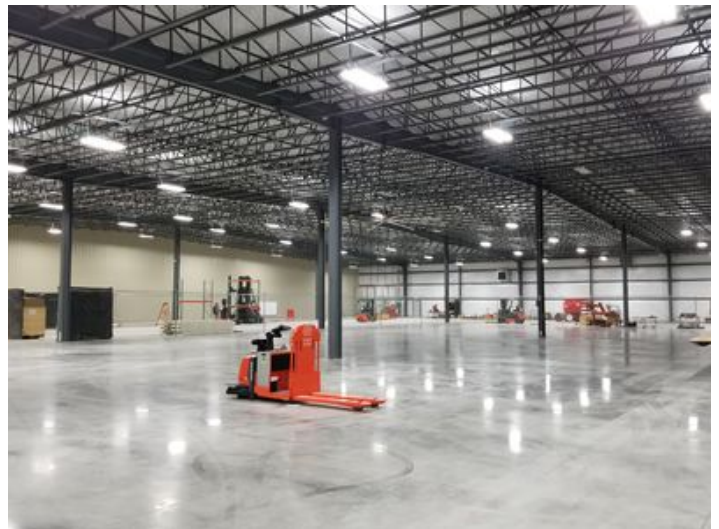
DJI_0014



2018-12-21 13.00



2019-06-27 11.22



2018-12-21 12.58



2018-12-21 13.00



2019-06-27 11.04

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