

For Lease  
Production/Warehouse/  
Distribution Facility



+/-385,000 SF Production/Warehouse/Distribution Facility On +/-43.4 Acres

**310 Flint Drive**  
Mt Sterling, Montgomery County, KY, 40353

For More Information:

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# Executive Summary



## Property Details

<b>Building SF</b>	+/-385,000 SF
<b>Available SF</b>	+/-170,000 SF
<b>Rental Rate</b>	\$2.50 PSF NNN
<b>Lot Size</b>	+/-43.4 Acres
<b>Dock High Doors</b>	7
<b>Ceiling Height</b>	34.0 FT

## Location Map



## Demographics

Total Households:  
Total Population:  
Average HH Income:  
Median HH Income:

	10 Miles	20 Miles	30 Miles
Total Households:	12,640	40,773	112,116
Total Population:	32,213	103,745	279,744
Average HH Income:	\$58,123	\$57,366	\$64,398
Median HH Income:	\$42,841	\$42,324	\$46,429



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# Property Description

## PROPERTY OVERVIEW

NAI Isaac is pleased to present a sublease opportunity available in a +/-385,000 SF former production/warehouse/distribution facility on +/-43.4 acres. The building includes +/-11,200 SF office space and +/-158,800 SF warehouse/distribution space with a clear ceiling height of 34' minimum, 7 dock doors and heavy power available for sublease. The rear +/-115,000 SF high bay expansion area with clear ceiling height of +/-38'-44' is not available to sublease at this time. This property may be eligible to benefit from incentives for investing in Opportunity Zones - to learn more visit <http://www.thinkkentucky.com/OZ/>.

## LOCATION OVERVIEW

Mount Sterling, Montgomery County, is located on I-64 just 29 miles east of Lexington, offers a combination of big city amenities and rural community advantages. Strong work ethic, moderate land and building prices, labor availability and low turnover rates are indicative of a rural community.

Services such as commercial air travel, universities, performing arts, fine restaurants, industrial services and supplies, and endless shipping are available within a short distance. This combination makes Mount Sterling a logical choice for your business.

It is the economic engine for this Central Kentucky region as noted by Site Selection magazine, recently placing the community as a top ten Micropolitan community in Kentucky. This is due to the growth and capital investment made in the community.

**Rental Rate: \$2.50 PSF NNN Plus Utilities**



# Complete Highlights

## PROPERTY HIGHLIGHTS

- Building Size: +/-385,000 SF
- Office Area: +/-20,000 SF
- Primary warehouse/distribution: +/-158,800 SF (Clear Height: 34' minimum) with 40' x 38' column spacing and 7 dock doors available; Existing lease expires 12/31/2020
- CURRENTLY NOT AVAILABLE FOR SUBLEASE - High Bay/Secondary Production: +/-115,000 SF (Clear Height: 38' - 42') with 60' x 40' column spacing
- This property may be eligible to benefit from incentives for investing in Opportunity Zones - to learn more visit <http://www.thinkkentucky.com/OZ/>
- Doors: 7 dock
- Sprinkler: Wet System
- Power: 10,000 amps
- Lighting: T5 Fluorescent
- Parking: 275 parking spaces
- Rental Rate: \$2.50 PSF NNN plus utilities
- NNN's estimated to be \$0.35 PSF





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## Regional Map



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# Aerial Photograph



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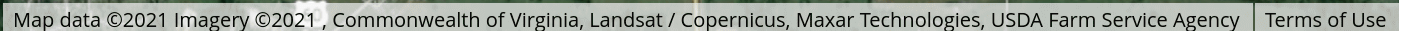
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# Aerial Photograph





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# Additional Photos



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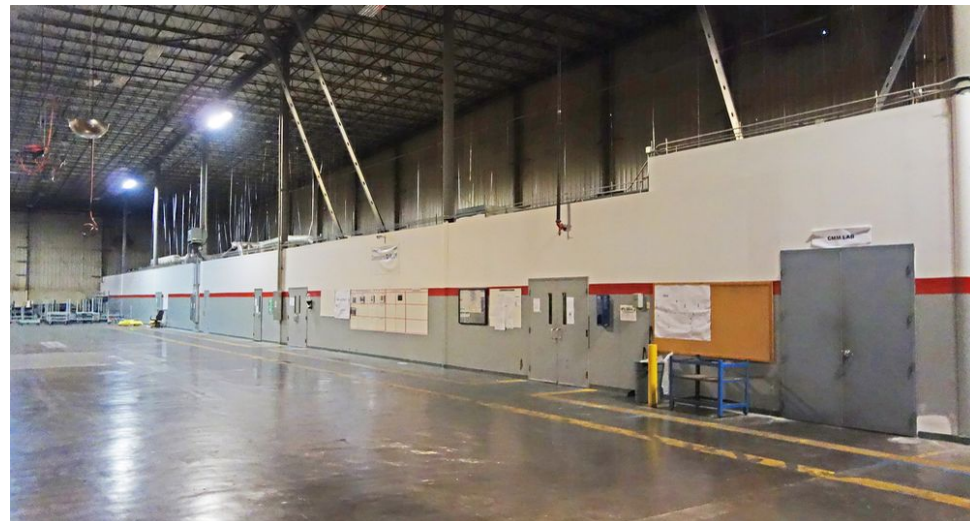
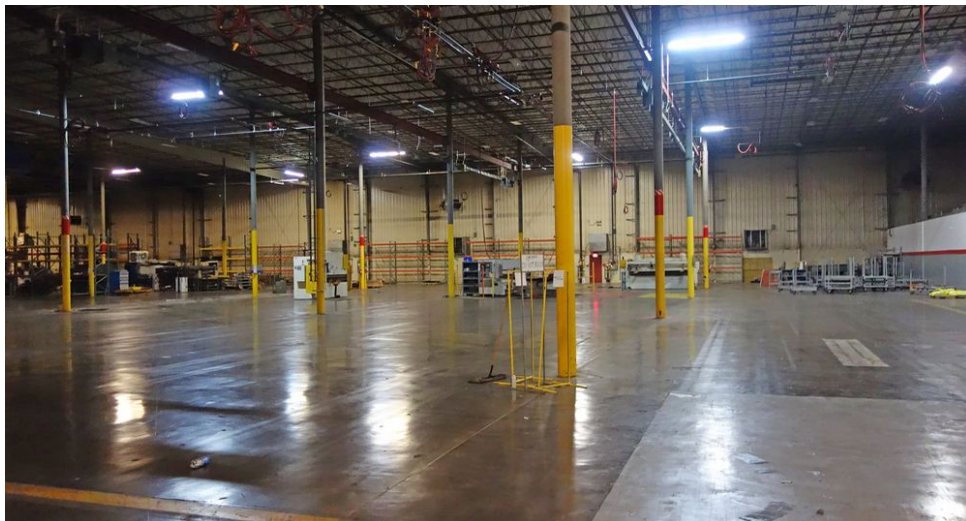
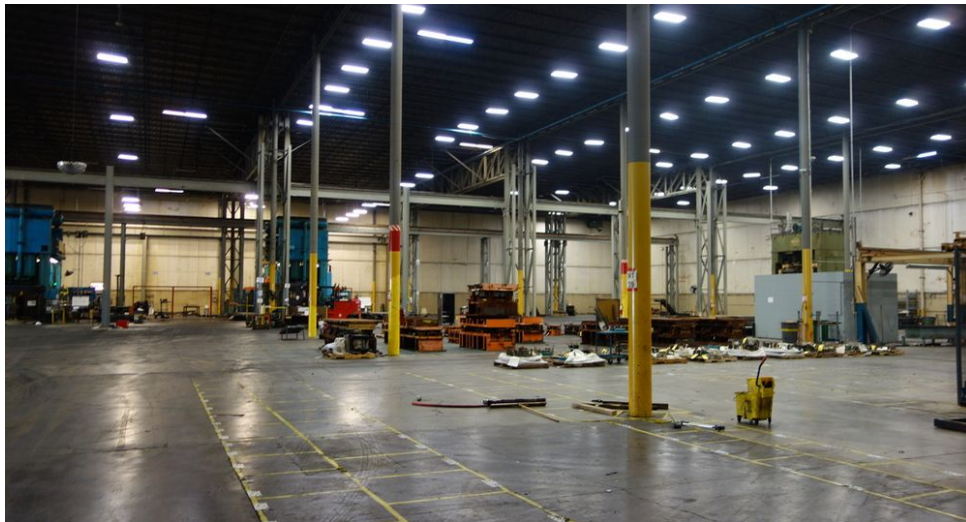
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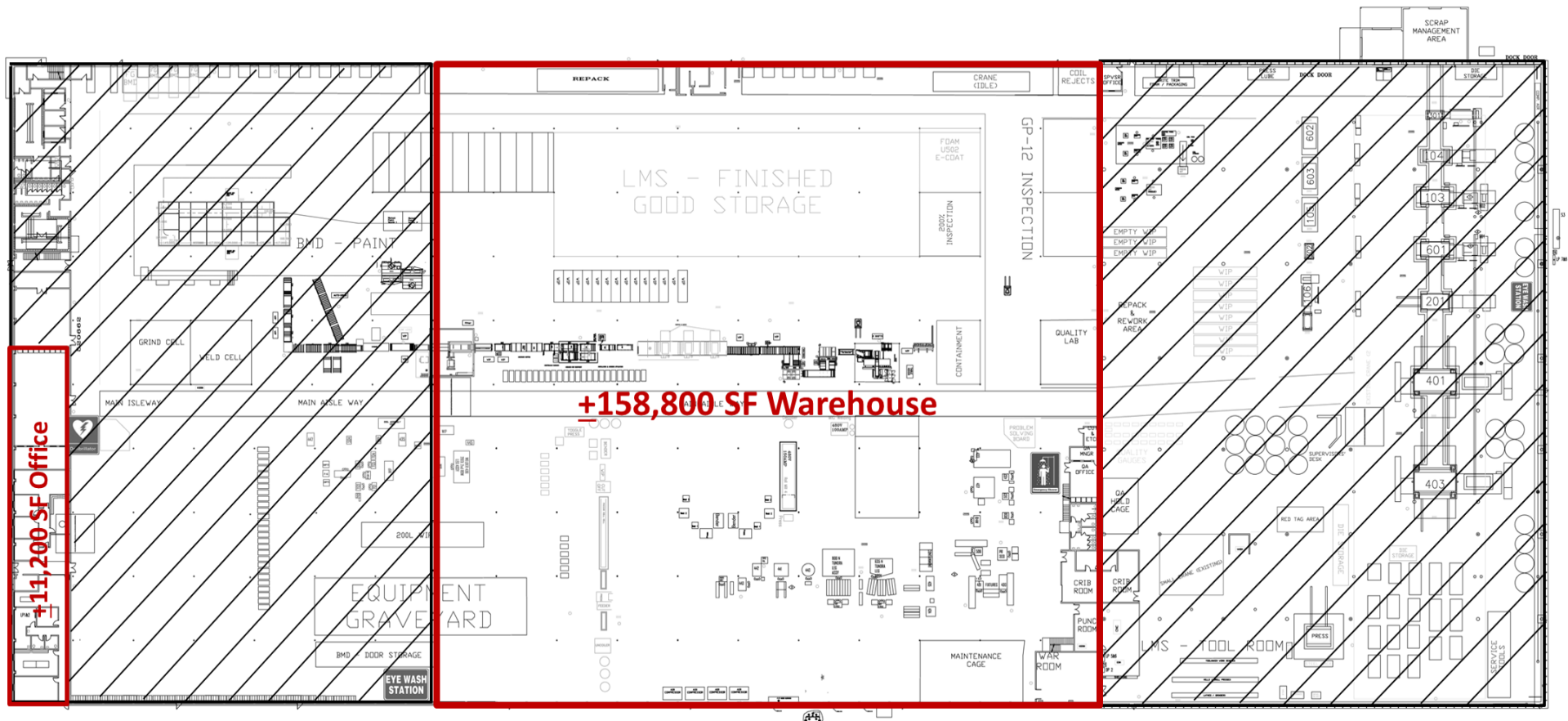
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# Floor Plans

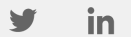


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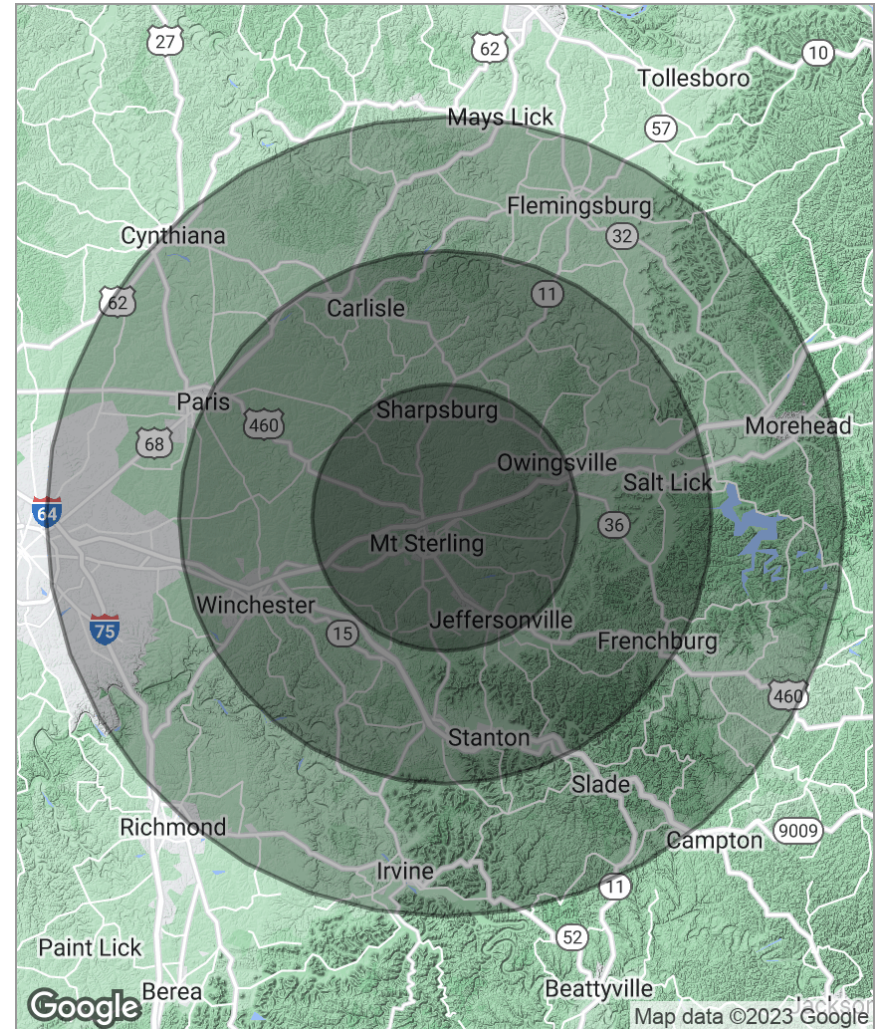
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# Demographics Map

Population	10 Miles	20 Miles	30 Miles
TOTAL POPULATION	32,213	103,745	279,744
MEDIAN AGE	37.7	37.7	38.3
MEDIAN AGE (MALE)	36.0	36.1	37.2
MEDIAN AGE (FEMALE)	41.4	40.6	40.1
Households & Income	10 Miles	20 Miles	30 Miles
TOTAL HOUSEHOLDS	12,640	40,773	112,116
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$58,123	\$57,366	\$64,398
AVERAGE HOUSE VALUE	\$183,091	\$162,938	\$145,787
Race	10 Miles	20 Miles	30 Miles
% WHITE	10.8%	10.1%	11.0%
% BLACK	0.8%	0.6%	0.5%
% ASIAN	0.0%	0.0%	0.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.2%	0.1%	0.1%
Ethnicity	10 Miles	20 Miles	30 Miles
% HISPANIC	0.4%	0.3%	0.3%





# Automobile and Truck Assembly Plants within 500 Miles of Central Kentucky

