



## BUILDING DATA SHEET

### 2001 Leestown Road Tierney Storage

#### GENERAL INFORMATION

County: Franklin  
Reference City: Frankfort  
School District: Franklin County Schools  
Location: 2001 Leestown Road  
Total square feet available for lease:  
    Manufacturing: 200,000  
    Office: 16,000  
Site Acres: 18  
Building Type: Manufacturing  
Zoning: IG – Industrial General  
Additional Acres: 0  
Within City Limits:  
Protective Covenants:  
Multi-Story:  
Multi-Tenant:  
Year Built: 1968  
Renovations: 1976  
Primary Use: Manufacturing  
Former Use:

#### BUILDING SPECIFIC

Bay Size: 30x30  
Ceiling Height (ft)  
    Minimum: 17  
    At Eaves: 17  
    Maximum: 24  
    At Center: 18  
Sprinklered: yes  
Wet/Dry: wet  
Cranes Available: 0  
Floor Type: Concrete  
Thickness: 6"  
Reinforced:  
Dimensions: 450'x475'  
Truck Docks  
    Inside Truck Docks: 0  
    Outside Truck Docks: 15  
    Drive-in Doors: 1  
Type of construction: concrete Block/Insulated Metal

#### PRICE

Building is for sale: 216,235 SF \$5,300,000  
Space available for lease: \$4.80 p.s.f./yr.

#### OWNERSHIP

Ron Tierney

#### LINKS TO ADDITIONAL INFO

#### UTILITIES

**Electricity:**  
Frankfort Plant Board

**Natural Gas:**  
Columbia Gas of Kentucky, Inc.  
4-inch line

**Sewer:**  
City of Frankfort Sewer Department  
8' force main line at the street

System Information (gallons per day):  
    Treatment Capacity: 9,900,000  
    Average Daily Flow: 6,100,000  
    Excess Capacity: 3,800,000

**Water:**  
Frankfort Plant Board  
12 inch line at street

System Information (gallons per day):  
    Treatment Capacity: 18,000,000  
    Average Daily Flow: 8,524,000  
    Excess Capacity: 9,476,000

**Broadband/Internet**  
Frankfort Plant Board; AT&T

#### TRANSPORTATION

**Nearest Interstate/Parkway:**  
I-64, I-75

**General Highway Access Description:**

**Nearest Airport:**  
Capital City Airport

**Commercial/International:**  
Bluegrass Airport  
(21 miles southeast of Frankfort)

**Rail Access:** Not served

**Nearest Riverport:**  
Louisville-Jefferson County Riverport  
(65 miles from site)

#### REMARKS



2001 Leestown Road  
Frankfort/Franklin County  
The Gibson Company

**BUILDING DATA SHEET**

**GENERAL INFORMATION**

2001 Leestown Road  
2001 Leestown Road  
Frankfort, KY 40601

Building ID: 073-051  
Total Square Feet: 216,000  
Largest Available Square Feet: 216,000  
Site Acres: 18  
Building Type: Manufacturing  
Zoning: I-G  
Additional Acres: 0  
Within City Limits:   
Protective Covenants:   
Multi-story:   
Multi-tenant:   
Year Built: 1968  
Add./Ren.: 1976  
Primary Use: Manufacturing  
Former Use:



Click image to enlarge

**TRANSPORTATION**

Nearest Interstate/Parkway: I-64 -- 2 miles  
Nearest Airports: Blue Grass Airport  
Lexington, KY (25 miles from building)  
Local: None specified  
Rail Access: Not rail served  
Nearest Riverport: Louisville-Jefferson County Riverport  
(65 miles from building)



**UTILITIES**

Electricity: Frankfort Electric & Water Plant Board  
3-Phase Available:   
Natural Gas: Columbia Gas of Kentucky Inc: 4-inch line at street  
Alternative Fuels: None specified  
Sewer: City of Frankfort: 8-inch force main line at street  
Water: Frankfort Electric & Water Plant Board : 12-inch line at street

**PRICE**

Sale: \$5,300,000  
Lease: 4.80 p.s.f./yr.

**CONTACTS**

**Local**  
Terri Bradshaw  
Executive Director  
Kentucky Capital Development Corporation  
109 Consumer Lane  
Frankfort, KY 40601  
Phone: 502-226-5611



**PLANT SPECIFIC**

Bay Size: **Bay Size**  
30x60

CEILING HEIGHT (ft)  
Minimum: 17.0  
At Eaves: 17.0  
Maximum: 24.0

FAX: 502-226-6634  
WEB: kycapitaldevelopment.com  
E-mail:  
terribradshaw@kycapitaldevelopment.com

**State**

John Bevington  
Deputy Commissioner, Dept. for Business Development  
Kentucky Cabinet for Economic Development  
Old Capitol Annex  
300 West Broadway  
Frankfort, KY 40601  
Phone: 502-564-7140 ext. 21942  
FAX: 502-564-3256  
WEB: www.thinkkentucky.com  
E-mail: John.Bevington@ky.gov

At Center: 18.0  
Sprinklered:   
Wet/Dry:    
Cranes Available: 0  
Floor Type: Concrete  
Thickness: 6"  
Reinforced:   
Dimensions: 450' x 475'

**Truck Docks**

Inside Truck Docks: 0  
Outside Truck Docks: 15  
Drive-In Doors: 1

Type Construction: Concrete Block/Insulated Metal

<u>Bldg. Sections</u>	<u>Sq. Ft.</u>	<u>Air Cond.</u>
Manufacturing	200,000	Yes
Office	16,000	Yes

BUILDING DATA SHEET(continued)

**OWNERSHIP**

Owner: Tierney Storage, LLC  
 Owner Rep: The Gibson Company

**LINKS TO ADDITIONAL INFO**

NA

**BROADBAND**

DSL: AT&T; Cable: Frankfort Electric & Water Plant Board

**REMARKS**

16,000 sq ft Office space available seperately, if desired, warehouse or manufacturing space of 100,000 sq ft and 100,000 sq ft (total 200,000 sq ft) available individually, or combined, and with or without the additional 16,000 office sq ft.

**QUICK FACTS**

**Population 2015**

Franklin County	50,375
Labor Market Area:	1,612,557
Per Capita Income: 2014	\$37,875
Median Household Income: 2014	\$46,818
Median Home Price: 2014	\$125,000

**Unemployment Rate 2015**

Franklin County	4.4%
Labor Market Area:	4.5%
U.S.:	5.3%

All information regarding property is from sources deemed reliable, but no warranty or representation is made by the Commonwealth of Kentucky or any of its agencies as to its accuracy. It is subject to errors, omissions, change of price, prior sale, lease, or withdrawal without our knowledge. Further, no warranty or representation is made as to the environmental suitability or condition of the property. Prospective purchasers and/or lessees should perform their own due diligence in determining the suitability of a property for their intended use.

To contact the KY Cabinet for Economic Development:  
 TELEPHONE: (502) 564-7140 • FAX: (502) 564-3256  
 EMAIL: [econdev@ky.gov](mailto:econdev@ky.gov)  
 To view all sites, buildings, and communities within Kentucky, visit:  
[www.thinkkentucky.com/edis/](http://www.thinkkentucky.com/edis/)



This Industrial Property is Off-Market

2001 Leestown Road

Frankfort, KY 40601 · 216,000 SF · Industrial For Sale

N/A



Industrial Property For Sale

Price	N/A	Commission Split	2.5%
Building Size	216,000 SF	Clear Ceiling Height	18 ft.
Property Type	Industrial	Lot Size	18 AC
Property Sub-type	Manufacturing	Features	Fenced Yard Trailer Parking Electricity/Power Sprinklers
Property Use Type	Vacant/Owner-User		

Listing ID: 18391841

Date Created: 07/05/2015

Last Updated: 05/20/2015

Description

Former Bendix facility, 216,000 SF with 15 dock doors, 16,000 SF of office on 18 acres. Heavy electrical power in facility, ideal for manufacturing or recycling. Available for lease at \$2.85 per SF, NNN. Temperature control available in entire building

Corner of Chenault and Leestown Road in Frankfort (Chenault Industrial Park).

Utilities

- Fenced Yard
- Electricity/Power
- Trailer Parking
- Sprinklers

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## Research

*2001 Leestown Road, Frankfort, KY 40601 (Franklin County)*

**Property Record Data** - Historical Listings, current tax, mortgage, owners & tenant info for this property

**Frankfort Market Trends** - Asking price index trends, sale price trends, asking rent trends

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## Similar Listings



**2001 Leestown Road**  
Frankfort, KY 40601  
For Sale - \$5,300,000  
216,235 SF Building  
*Manufacturing*



**100 Granite Ridge Ln**  
Frankfort, KY 40601  
For Sale - \$12,350,000  
225,400 SF Building  
*Distribution Warehouse*

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