



## BUILDING DATA SHEET

980 Taylor Road  
5 buildings on 20+/- acres

### GENERAL INFORMATION

County: Franklin  
Reference City: Frankfort  
School District: Franklin County Schools  
Location: 980 Taylor Road, off of US Highway 421  
Total Square Feet: 5 buildings total: 1 building @ 30,000sf,  
1 building @ 10,000sf, 2 buildings @ 6,250sf, 1 building @ 5,000sf  
Site Acres: 20.70  
Building Type: Metal  
Available Parking: yes  
Zoning: Industrial  
Additional Acres:  
Within City Limits: yes  
Protective Covenants:  
Multi-Story:  
Multi-Tenant:  
Year Built:  
Renovations:  
Primary Use:  
Former Use:

### BUILDING SPECIFIC

Bay Size:  
Ceiling Height (ft)  
Minimum:  
At Eaves:  
Maximum:  
At Center:  
Sprinklered:  
Wet/Dry  
Cranes Available:  
Floor Type:  
Thickness:  
Reinforced:  
Dimensions:  
Truck Docks  
Inside Truck Docks:  
Outside Truck Docks:  
Drive-in Doors:  
Type of construction:

### PRICE

\$1,100,000 for the 5 buildings and land

### OWNERSHIP

Agent Sonny Clark 502-320-9855  
Capital Realty and Investments

### LINKS TO ADDITIONAL INFO

### UTILITIES

**Electricity:**  
Frankfort Plant Board

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

**Sewer:**  
City of Frankfort Sewer Department  
-- inch

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  
---inch line

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:**

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

### REMARKS



Cabinet for Economic Development

880 Taylor Road  
Frankfort, Franklin County  
Capital Realty and Investment

**BUILDING DATA SHEET**

**GENERAL INFORMATION**

980 Taylor Road  
980 Taylor Road  
Frankfort, KY 40601

Building ID: 073-063  
 Total Square Feet: 57,700  
 Site Acres: 20.7  
 Building Type: Manufacturing  
 Zoning: Industrial  
 Additional Acres: N/A  
 Within City Limits:   
 Protective Covenants:   
 Multi-story:   
 Multi-tenant:   
 Year Built:  
 Add./Ren.:  
 Primary Use: Manufacturing  
 Former Use: Warehousing



Click image to enlarge



**TRANSPORTATION**

Nearest Interstate/Parkway: I-64 -- 2.3 miles  
 Nearest Airports:  
 Commercial/Int'l: Blue Grass Airport  
 Lexington, KY (19.6 miles from building)  
 Local: None specified  
 Rail Access: Not rail served  
 Nearest Riverport: Louisville-Jefferson County Riverport  
 (65 miles from building)



Frankfort | Franklin County

**UTILITIES**

Electricity: Frankfort Electric & Water Plant Board  
 3-Phase Available:   
 Natural Gas: Columbia Gas of Kentucky Inc: None specified  
 Alternative Fuels: None specified  
 Sewer: City of Frankfort:  
 Water: Frankfort Electric & Water Plant Board :  
 None specified

**PRICE**

Sale: \$1,100,000  
 Lease:

**CONTACTS**

**Local**  
 Terri Bradshaw  
 Executive Director  
 Kentucky Capital Development  
 Corporation  
 109 Consumer Lane  
 Frankfort, KY 40601  
 Phone: 502-226-5611  
 FAX: 502-226-6634  
 WEB: kycapitaldevelopment.com  
 E-mail:

**PLANT SPECIFIC**

Bay Size:  
 CEILING HEIGHT (ft)  
 Minimum: 14.0  
 At Eaves:  
 Maximum: 20.0  
 At Center:  
Sprinklered:   
 Wet/Dry:    
Cranes Available: 0  
Floor Type: concrete  
 Thickness:  
 Reinforced:   
 Dimensions:

**Truck Docks**  
 Inside Truck Docks:  
 Outside Truck Docks:  
 Drive-In Doors:

Type Construction: Metal buildings

Bldg. Sections	Sq. Ft.	Air Cond.
Manufacturing	57,700	Unknown
Warehouse	0	Unknown

terribradshaw@kycapitaldevelopment.com

**State**

John Bevington  
Project Manager  
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](http://www.thinkkentucky.com)  
E-mail: [John.Bevington@ky.gov](mailto:John.Bevington@ky.gov)

BUILDING DATA SHEET(continued)

**OWNERSHIP**

Owner:  
Owner Rep: Capital Realty and Investment

**LINKS TO ADDITIONAL INFO**

NA

**BROADBAND**

None specified

**REMARKS**

The total sq ft is comprised of 5 buildings: one 30,000, one 10,000, two 6,350 sq ft, and one 5,000. Some buildings may be tear downs, depending on use. Topography is quite hilly as well. CEILING HEIGHTS IS AN ESTIMATED RANGE FOR ALL 5 BUILDINGS.

**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: [econddev@ky.gov](mailto:econddev@ky.gov)  
To view all sites, buildings, and communities within Kentucky, visit:  
[www.thinkkentucky.com/edis/](http://www.thinkkentucky.com/edis/)



Listing Summary

**Listing #1603064**  
**\$1,100,000 (LP)**

**980 Taylor Rd, Frankfort, KY 40601** **Active** (02/22/16)  
**Sq Ft:**                      **Lot Sz:** 20.7000  
**Area:** 014                    **Area Name:** Franklin County

**Yr:** Unknown

Remarks

Great Income.

[Pictures \(6\)](#)



<b>Agent</b>	Sonny Clark    Primary:502-320-9858    Secondary:502-223-5500    Other:502-695-4783		
<b>Office</b>	Capital Realty and Investments Phone: 502-223-5500, FAX: 502-223-7852		
<b>Area</b>	Franklin County		
<b>Subdivision</b>	Industrial Park		
<b>(Approx) Living Area</b>	0		
<b>Lot Sq Ft (approx)</b>	<b>Lot Acres (approx)</b>	20.7000	
<b>County</b>	Franklin		
<b>Year Built</b>	Unknown		
<b>Directions to Property</b>	US 421 turn right onto Taylor Road.		
<b>Tax Rate</b>	11.155		

[Home](#) | [Agents/Offices](#) | [Reload Page](#)

Information has not been verified, is not guaranteed and subject to change.  
 Copyright ©2016 Rapattoni Corporation. All rights reserved.  
 U.S. Patent 6,910,045  
 Generated: 5/27/16 8:03am





Map

Start Over | Tools | Folders | Map Layers | Legend

Kentucky Cabinet for Economic Development  
Old Capitol Annex 300 West Broadway Frankfort, KY 40601  
Phone: 800/626-2930 Fax: 502/564-3256