

Industrial Market

Kentucky Commercial Real Estate Conference
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Industrial Market Panel:



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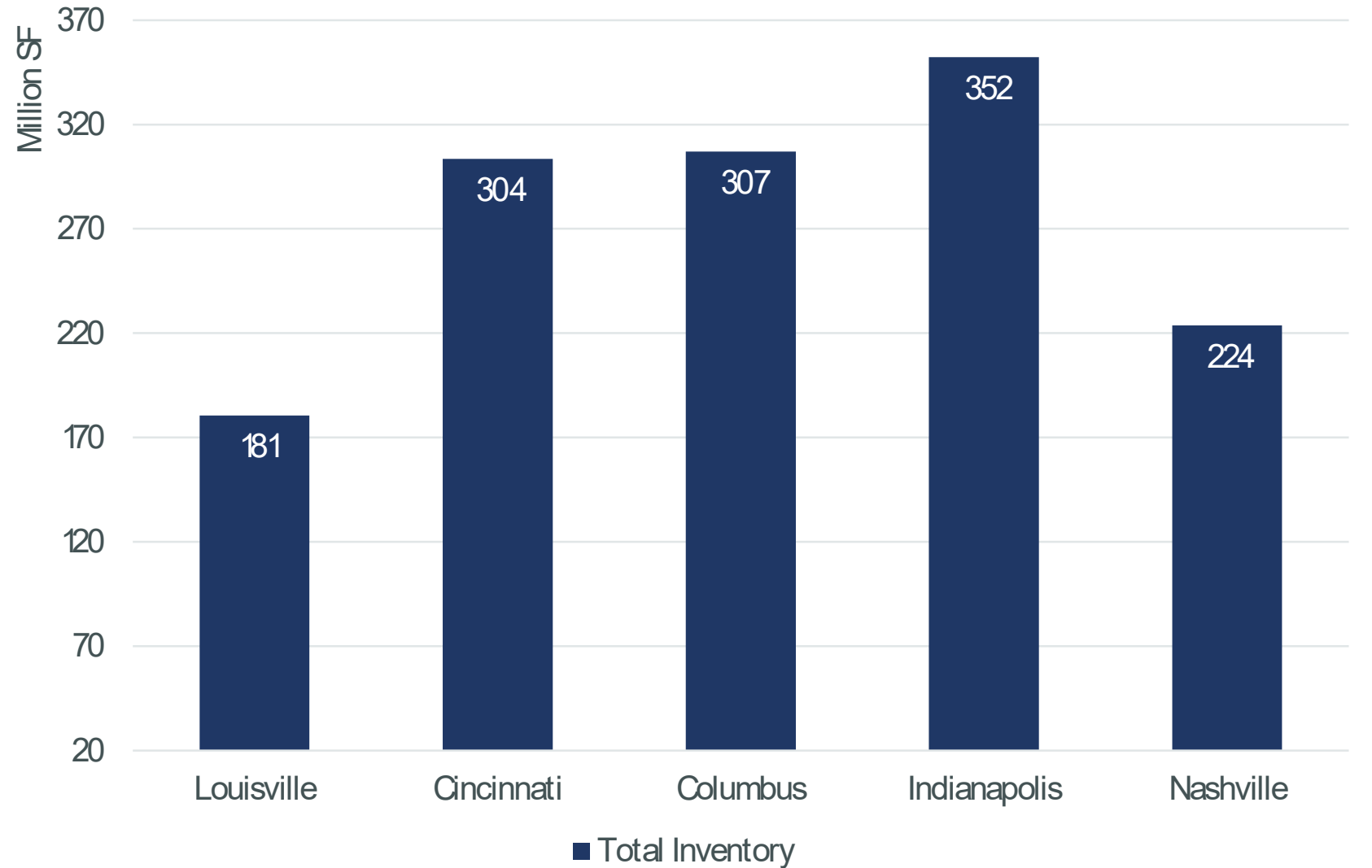
Peer City Comparison

Indianapolis, Cincinnati, Columbus, Nashville

Total Market Inventory: Peer Cities

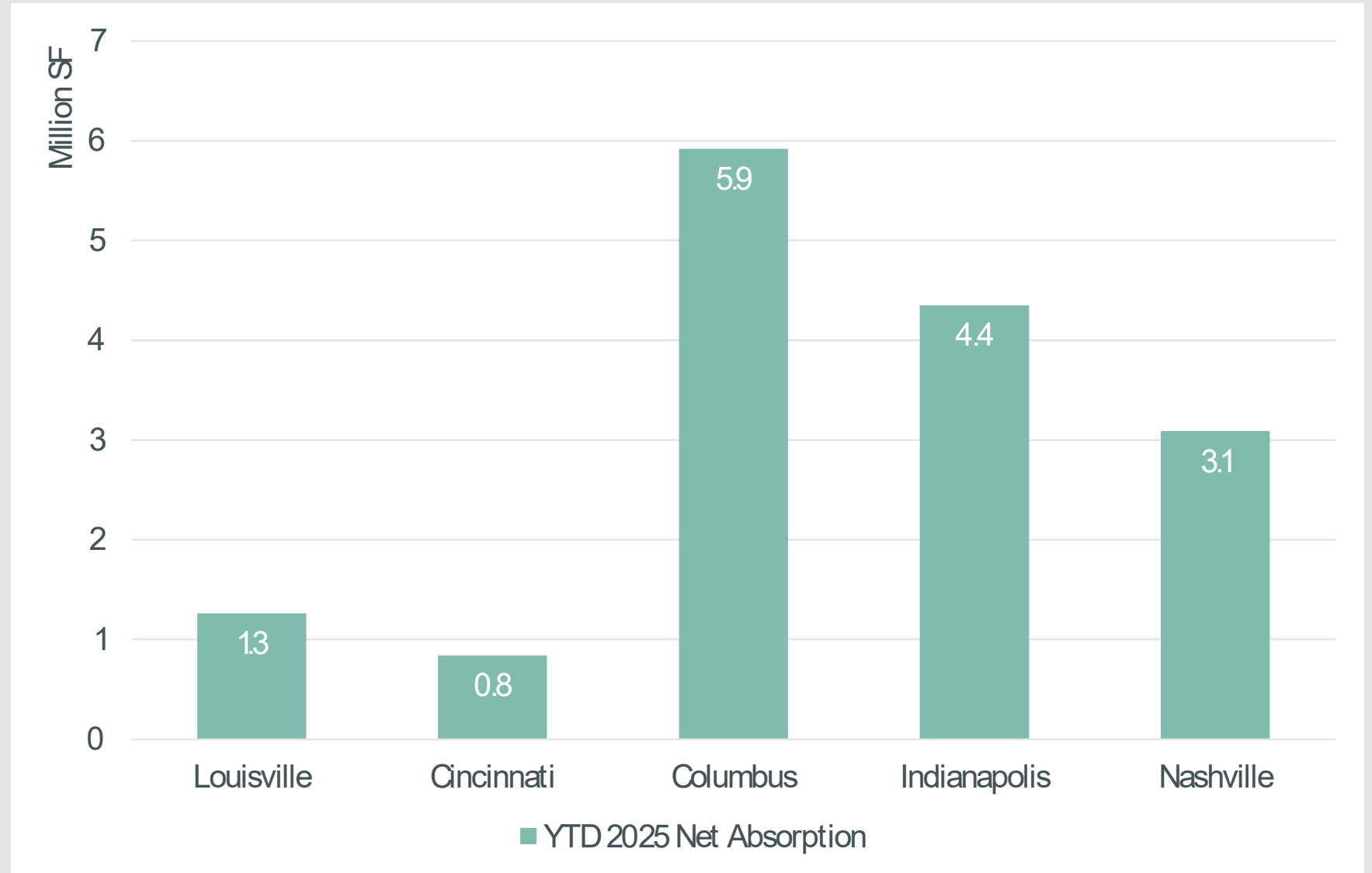
*Note: Louisville tracks 50,000 sq. ft. and up; other markets track 30,000 sq. ft. and up

CBRE Research, Q3 2025



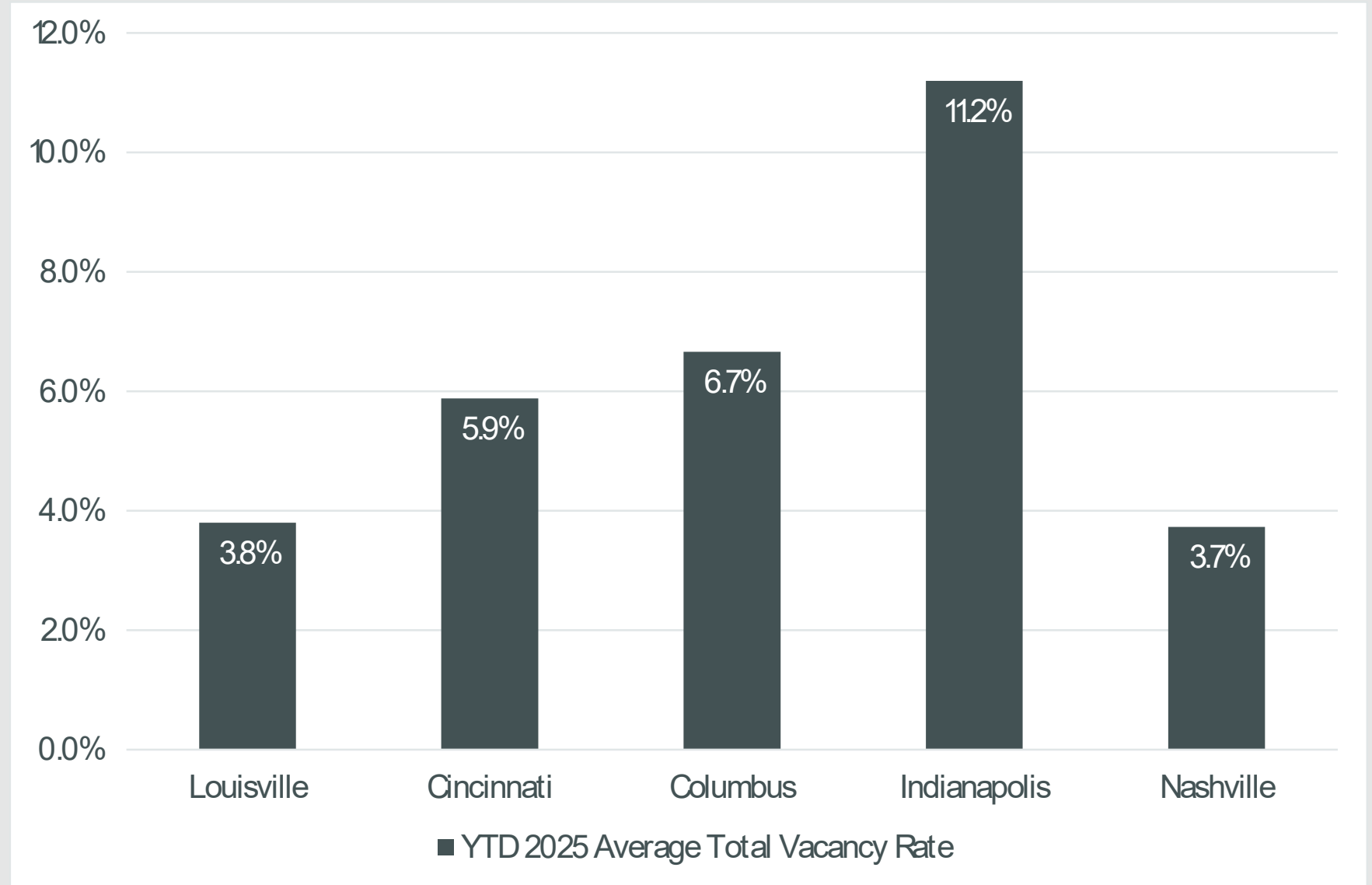
Year-To-Date 2025 Net Absorption: Peer Cities

CBRE Research, Q3 2025



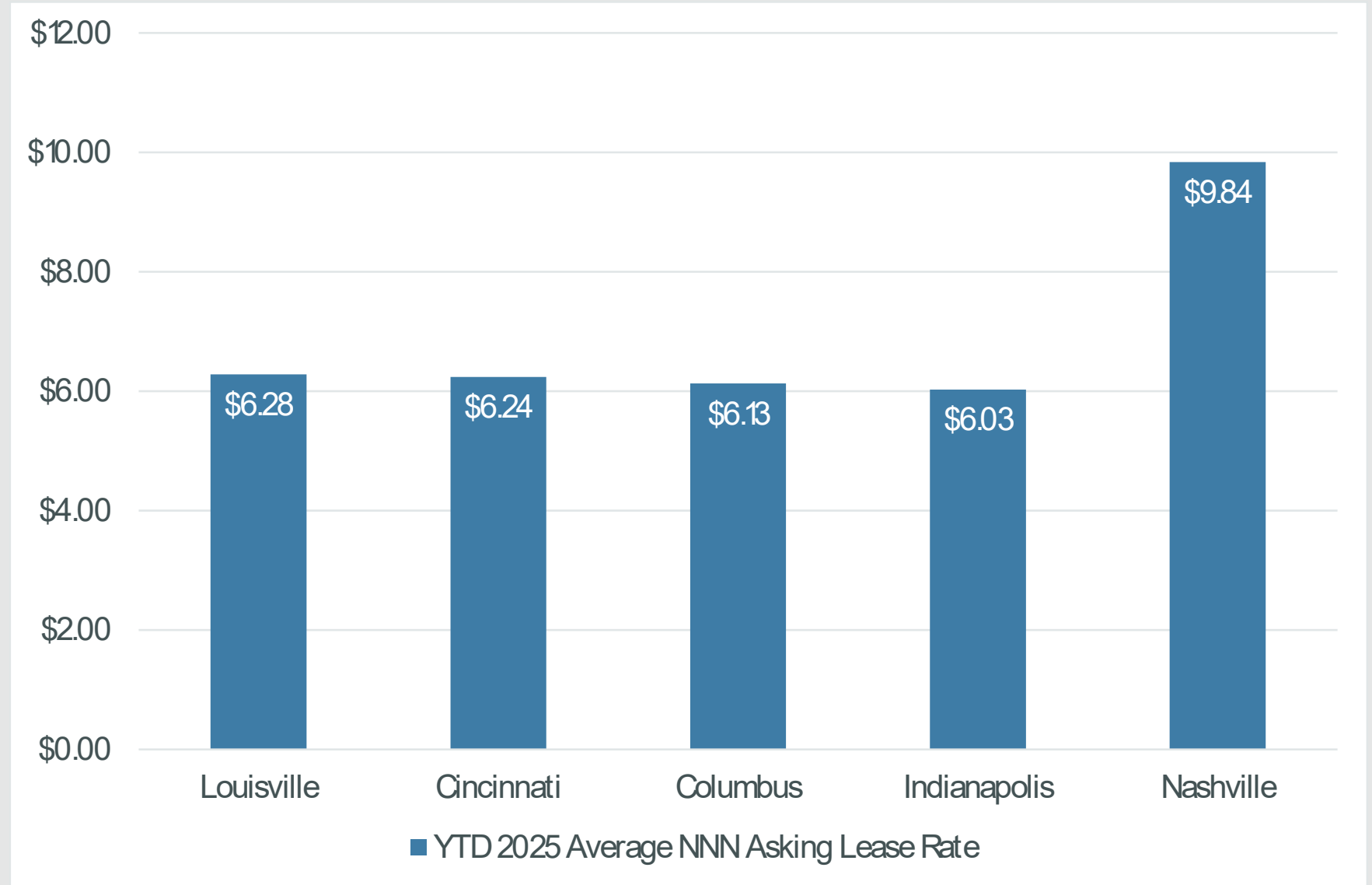
Year-To-Date 2025 Average Vacancy Rate: Peer Cities

CBRE Research, Q3 2025



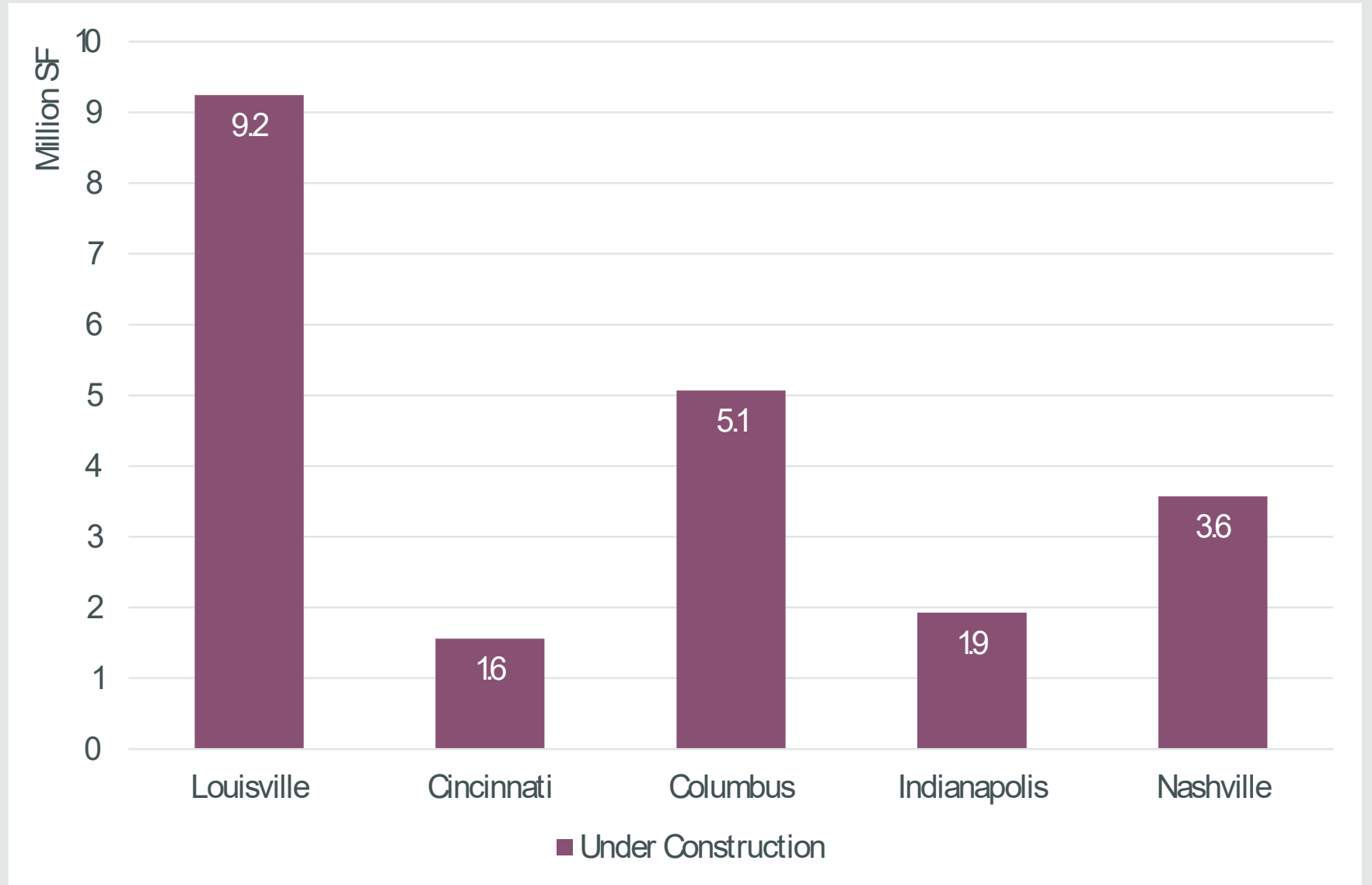
Year-To-Date 2025 Average NNN Asking Lease Rate: Peer Cities

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Under Construction: Peer Cities

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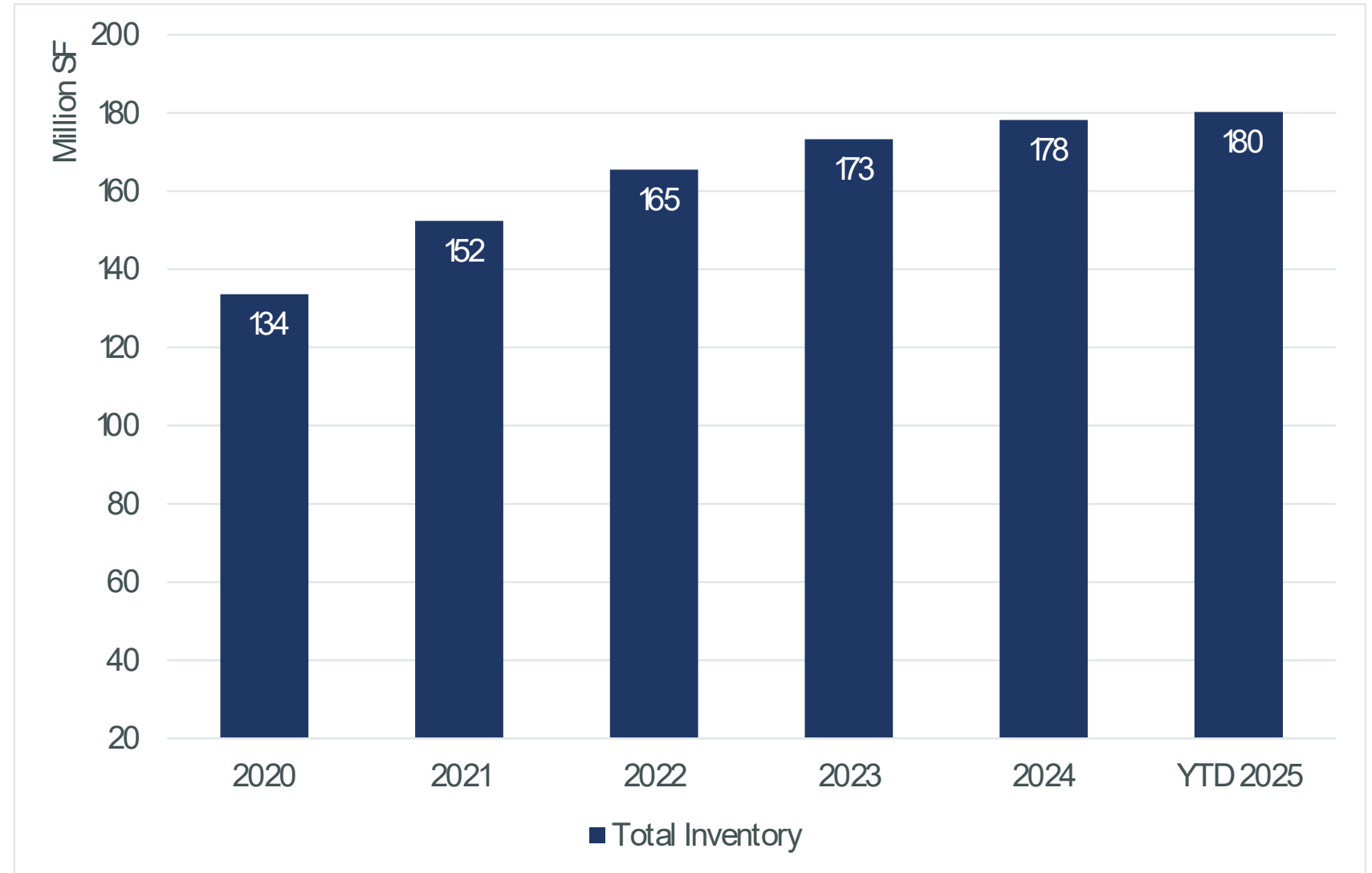


Louisville Industrial Market

Total Market Inventory History

35% Increase since 2020

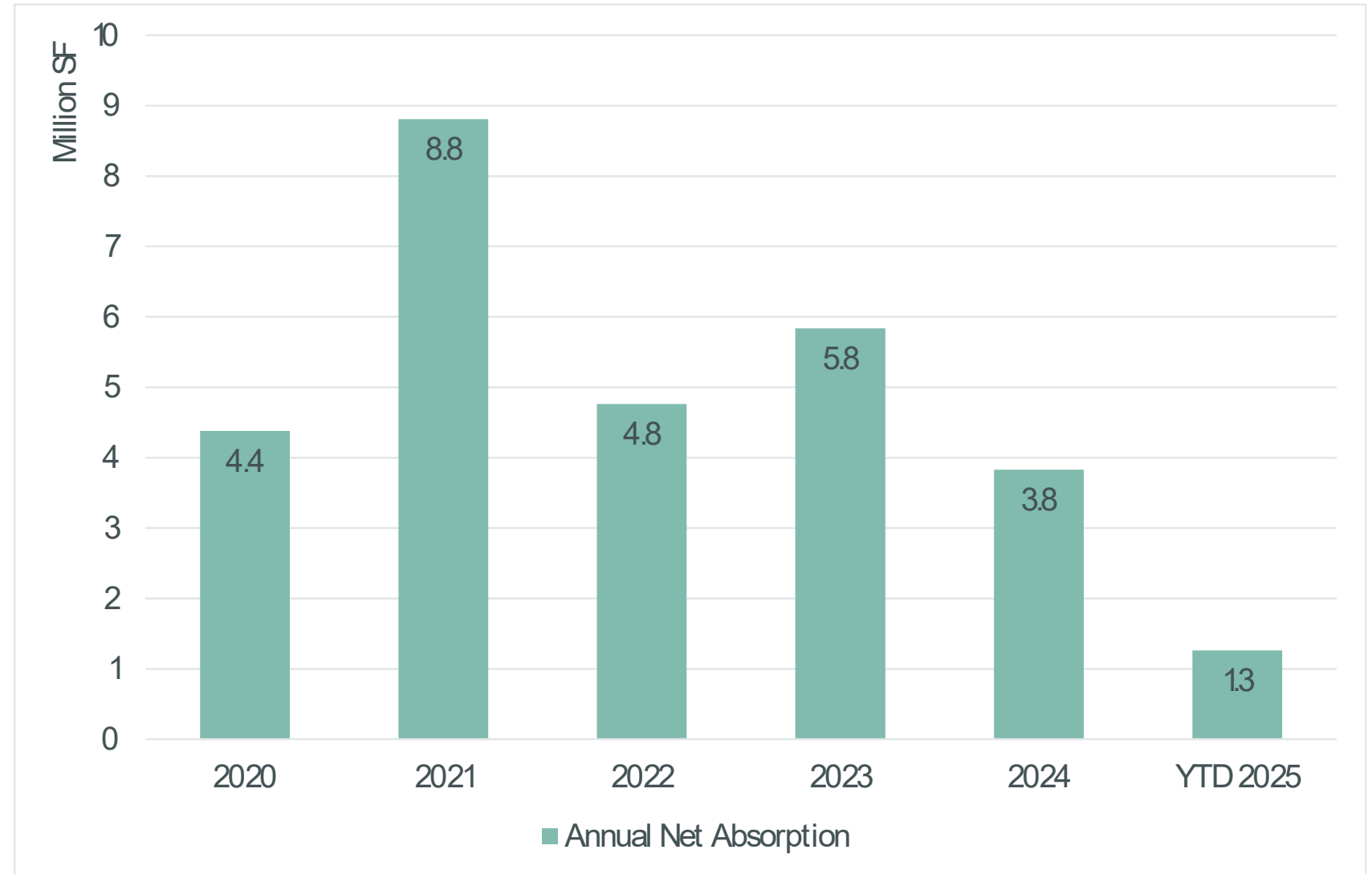
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Net Absorption History

5-year average net absorption: 5.5 million sq. ft.

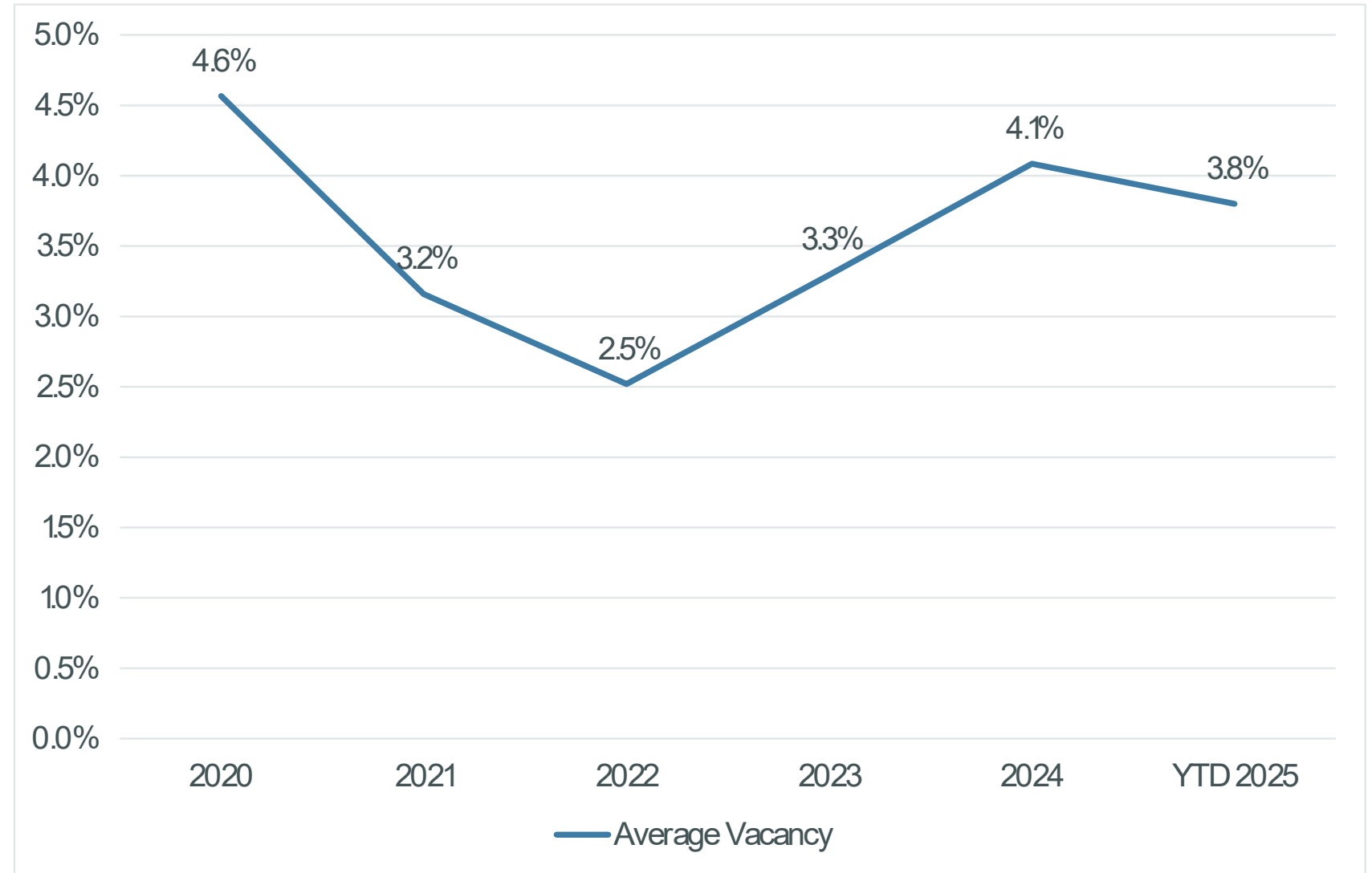
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Vacancy Rate History

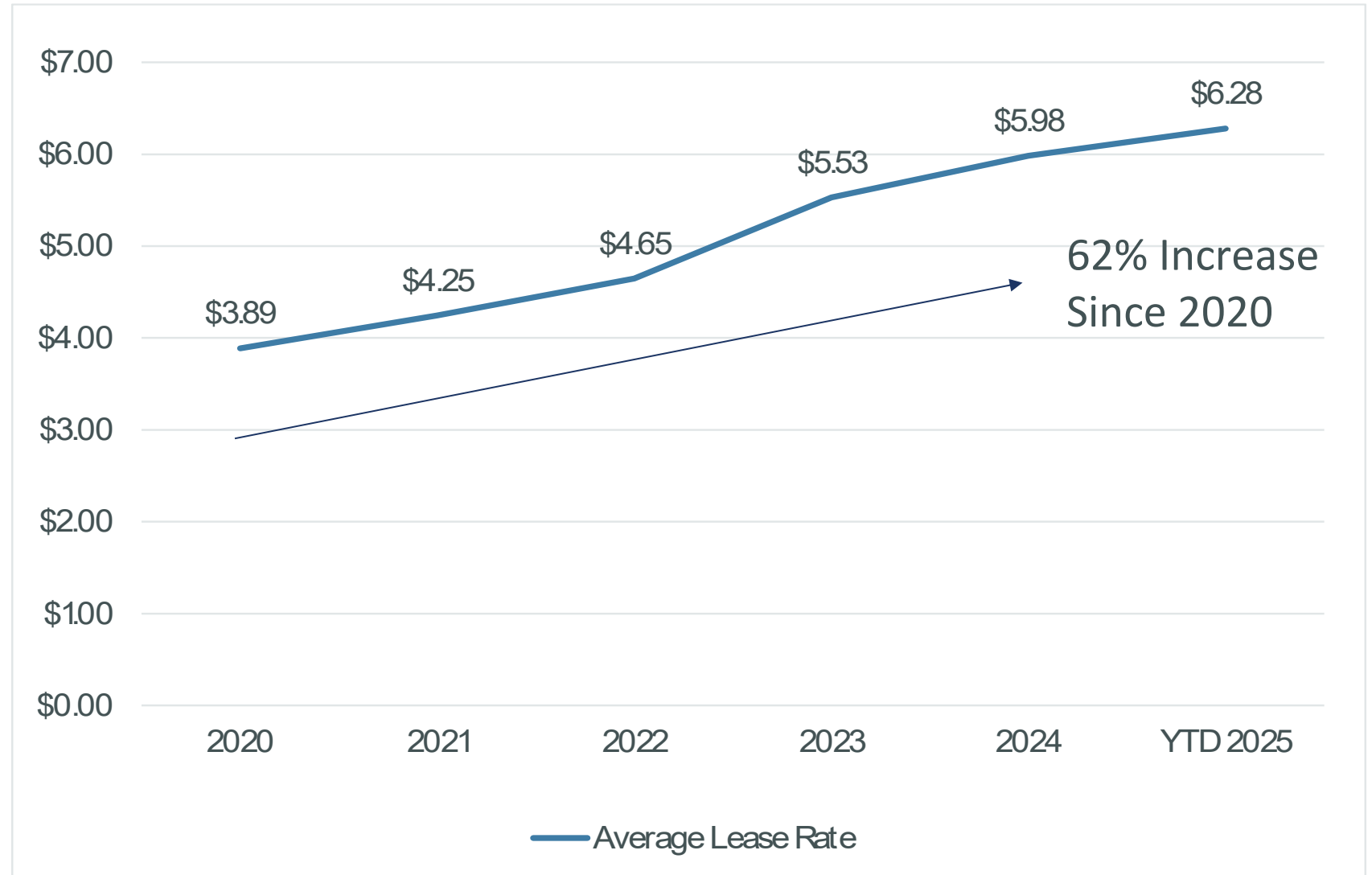
Market has been under 5% average vacancy since 2019

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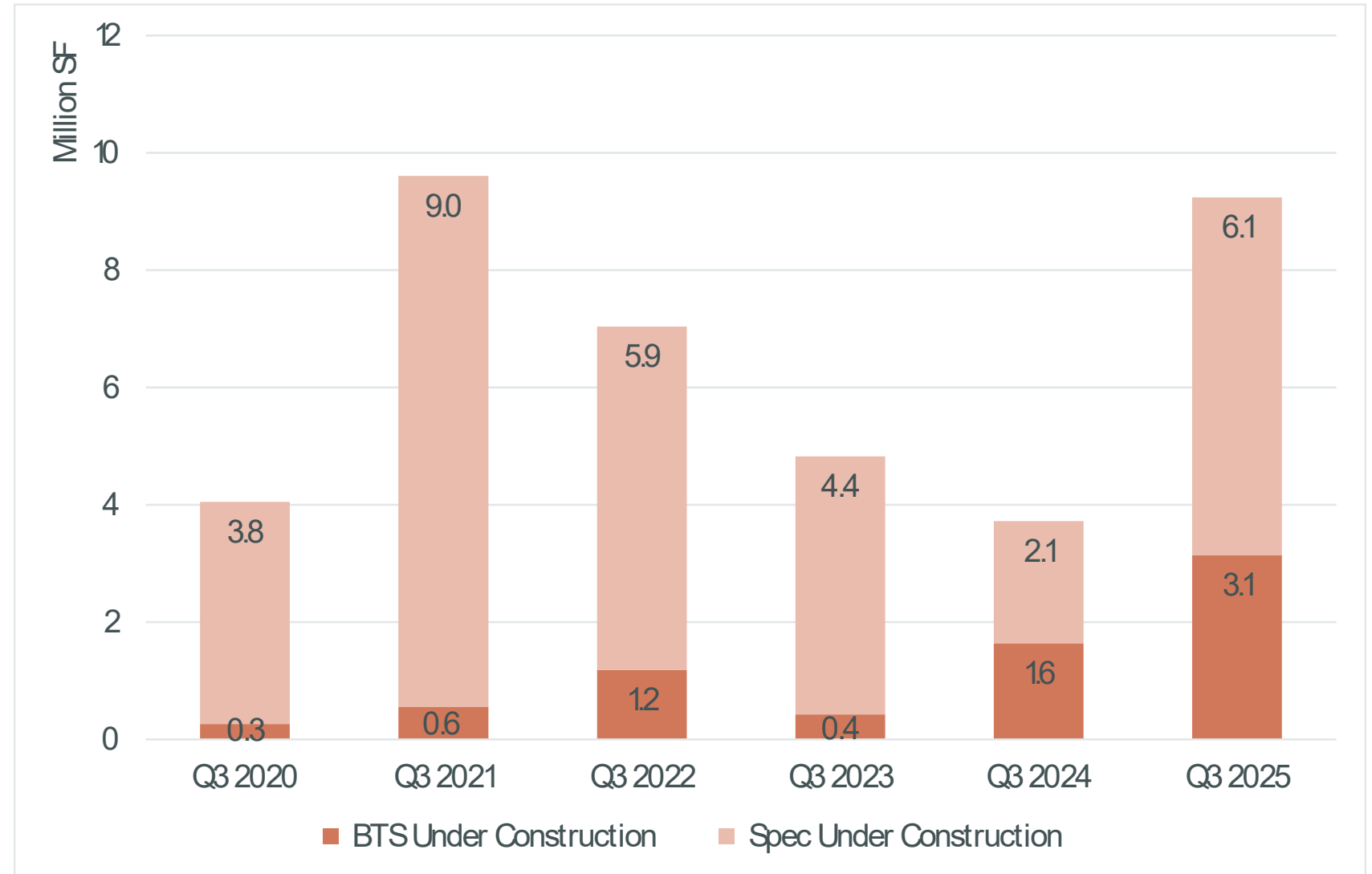
Average Asking Lease Rate History

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Under Construction

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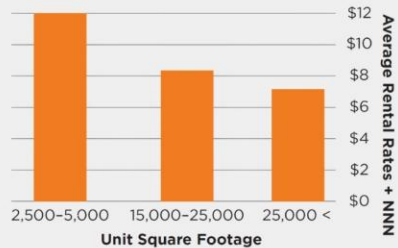


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CENTRAL KENTUCKY INDUSTRIAL MARKET



AVERAGE RENTAL RATES GIVEN UNIT SQUARE FOOTAGE

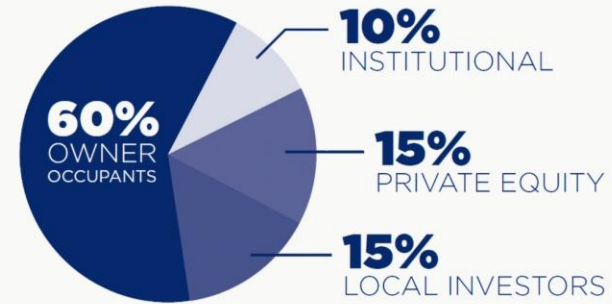


RENTAL RATE MOVEMENT YEAR OF YEAR IN CENTRAL KENTUCKY

RENTAL RATES
HAVE RISEN

3.9%

ON AVERAGE
THIS YEAR.



INDUSTRIAL BUILDING SALES

ADDRESS	CITY	SF	SALE PRICE	PRICE PER SF	SALE DATE	BUYER COMPANY	SELLER (TRUE) COMPANY
100,000 SF +							
172 Trade St	Lexington	380,000	\$30,700,000	80.79	6/1/2024	Legacy Investing, LLC	Sealy & Company
130 Ecton Rd	Winchester	315,007	\$4,750,000	15.08	5/1/2025	Automated Cutting Technologies	Leggett & Platt
100 Mikron Way	Richmond	303,399	\$6,840,000	22.54	10/11/2024	Maverick Pipe Group	Mikron Industries Inc.
2008 Cypress St	Paris	291,695	\$6,750,000	23.14	4/21/2025	Phoenix Investors	Priscus Llc
2200 Innovation Dr	Lexington	187,120	\$20,222,899	108.07	12/6/2024	Mohr Capital ICP Group	Webasto Roof Systems Inc.
101 Etter Dr	Nicholasville	124,279	\$3,900,000	31.38	9/24/2024	Team Schostak Family Restaurants	Berry
1 Security Dr	Nicholasville	112,400	\$4,982,000	44.32	9/30/2024	Reynolds Family Trust	MAG Capital Partners Mark R Overstreet
50,000-100,000 SF							
2025 James Howard	Richmond	80,000	\$6,500,000	81.25	3/4/25	KYCRE Investment Group	Turner Property 3 LLC
1805 Fortune Dr	Winchester	57,050	\$4,800,000	84.14	4/1/2025	Cresco Labs	DoubleStar
900 John C Watts Dr	Nicholasville	49,750	\$3,100,000	62.31	5/1/2025	Eco-Capital Advisors	Shane Eckman
900 John C Watts Dr	Nicholasville	49,750	\$2,230,000	44.82	12/12/2024	Reclaimed Development LLC	Classic Rattan Inc
25,000-50,000 SF							
164 Trade St	Lexington	44,400	\$5,000,000	112.61	6/10/2025	L and W Supply	Trade Street Properties LLC
1685 Jaggie Fox Way	Lexington	43,451	\$4,650,000	107.02	1/30/2025	Critchfield Meats Wholesale	God's Pantry Food Bank
1270 Enterprise Dr	Winchester	43,408	\$2,850,000	65.66	12/2/2024	M & S Machining	God's Pantry Food Bank
781 Enterprise Dr	Lexington	41,150	\$3,000,000	72.90	4/30/2025	Wilson Kibler	P & S Products, Inc.
2049 Bryant Road	Lexington	31,000	\$6,200,000	200.00	7/15/2025	Hamburg Amusement Holdings LLC	Manchester Realty LLC
223 Owens Ave	Lexington	27,900	\$1,750,000	62.72	10/18/2024	Gresham Wilson	James R Wieland

Thank you

FOR MORE
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