



# PROVIDENCE BUSINESS CENTER

**502,480 SF**

**BUILD TO SUIT | FOR SALE OR LEASE**

**MANUFACTURING | R&D | FOOD | PHARMA | MEDICAL**

PROVIDENCE PLACE PARKWAY | LEXINGTON, KY



**Lee Wilburn**

President

c 502.939.7909

e [lwilburn@crossdockdevelopment.com](mailto:lwilburn@crossdockdevelopment.com)

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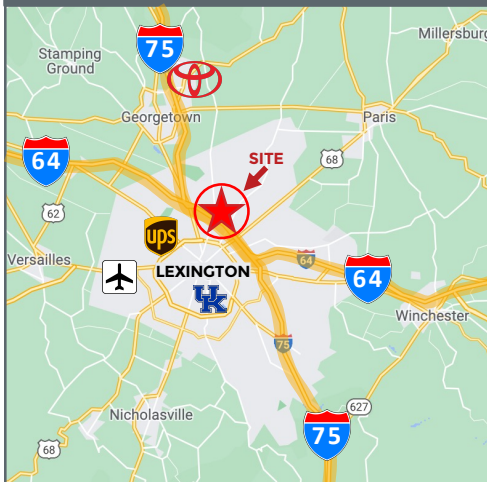
## PROPERTY OVERVIEW

● LEED GOLD CERTIFIABLE

### NATIONAL



### VICINITY



|                       |          |
|-----------------------|----------|
| I-64 and I-75         | 1/2 mile |
| Downtown / University | 5 miles  |
| UPS Ground            | 5 miles  |
| Bluegrass Airport     | 9 miles  |
| Toyota Manufacturing  | 13 miles |

|                           |           |
|---------------------------|-----------|
| Population Distance       |           |
| 20 million                | 200 miles |
| 160 million (1/2 of U.S.) | 600 miles |

|                         |                                    |
|-------------------------|------------------------------------|
| Delivery:               | Late Q4 2022                       |
| Site:                   | 38.6 Acres                         |
| Square Feet:            | 502,480                            |
| Office:                 | BTS                                |
| Clear Height:           | 40'                                |
| Building Dimensions:    | 440' x 1142'                       |
| Column Spacing:         | 50' x 50' / 70' x 50' Loading Bays |
| Loading:                | Crossdock                          |
| Truck Court:            | 190'                               |
| Fire Protection System: | ESFR                               |
| Dock Doors:             | 116                                |
| Drive-In Doors:         | 4                                  |
| Walls:                  | Insulated Concrete                 |
| Floors:                 | 7"                                 |
| Warehouse Lighting:     | T-5 Fluorescent & Skylights        |
| Auto Parking:           | 738                                |
| Trailer Parking:        | 128                                |
| Roof:                   | White TPO over R-24                |
| Zoning:                 | Economic Development               |

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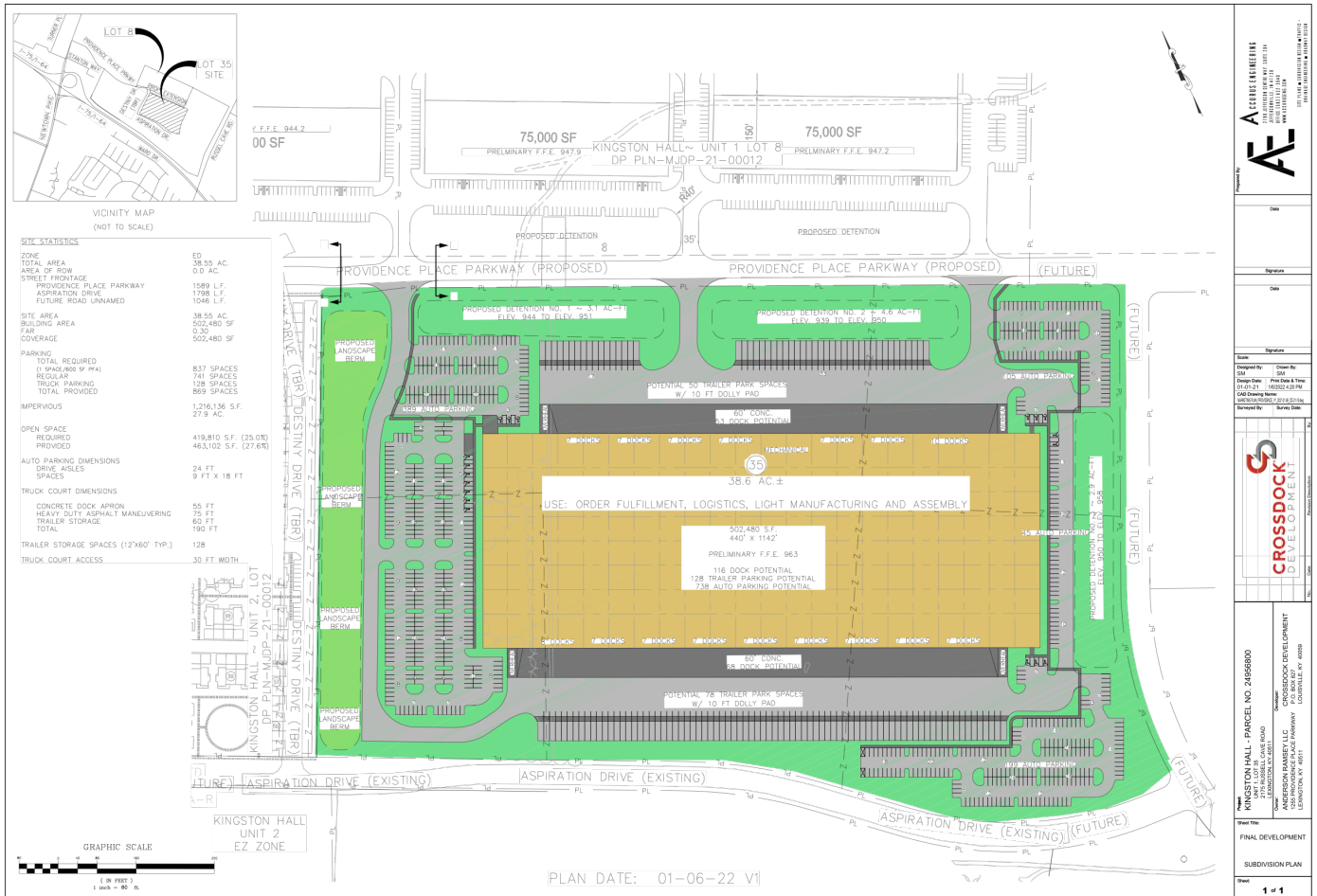
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## SITE PLAN



## LEXINGTON, KY AREA INFO

- Central US Location: Reach 1/2 of US population in one day
- Labor: Abundant and educated work force
- University of Kentucky: Research-oriented university with 30,000 students
- Toyota Manufacturing: Toyota's largest vehicle manufacturing plant in the world
- One hour drive to: UPS WorldPort; Amazon Prime Air Hub; DHL Hub