

PROVIDENCE BUSINESS PARK

1,004,960 SF INDUSTRIAL SPACE

BUILD TO SUIT | FOR SALE OR LEASE

MANUFACTURING | R&D | FOOD | MEDICAL | EV TECH

RUSSELL CAVE ROAD & I-64/I-75 | LEXINGTON, KY

Two 502,480 SF Properties Available

Interstate Frontage (I-64 & I-75)

New Class A Industrial Construction

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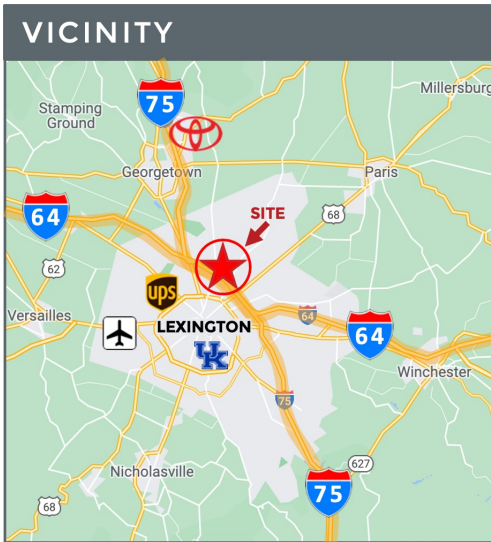
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PROPERTY OVERVIEW

● LEED GOLD CERTIFIABLE



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

	Building 1	Building 2
Square Feet:	502,480	502,480
Site:	37.55 Acres	47.22 Acres
Auto Parking:	446	501
Trailer Parking:	224	199
Clear Height:	40'	
Building Dimensions:	440' x 1142'	
Column Spacing:	50' x 52' / 70' x 52' Loading Bays	
Loading:	Crossdock	
Truck Court:	190'	
Dock Doors:	116	
Drive-In Doors:	4	
Office:	Build To Suit	
Zoning:	Economic Development	
Delivery:	Q2 2024	

LEXINGTON, KY AREA INFO

- Reach 1/2 of US population in one day
- Leading Battery/EV Tech Corridor
- University of Kentucky + UK Research Campus
- Largest Toyota manufacturing plant in the world
- Three Global Air hubs within 1 hour:
 - UPS • Amazon Prime • DHL

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SITE PLAN

