

LEGACY BUSINESS PARK



PROUDLY MADE IN LEXINGTON, KY

Legacybusinessparklex.com



CENTRAL KENTUCKY'S PREMIER MASTER PLANNED INDUSTRIAL BUSINESS PARK



ONCE IN A GENERATION

The perfect piece of land with a strategic location and postcard-perfect views of rolling landscape becomes available for purchase.

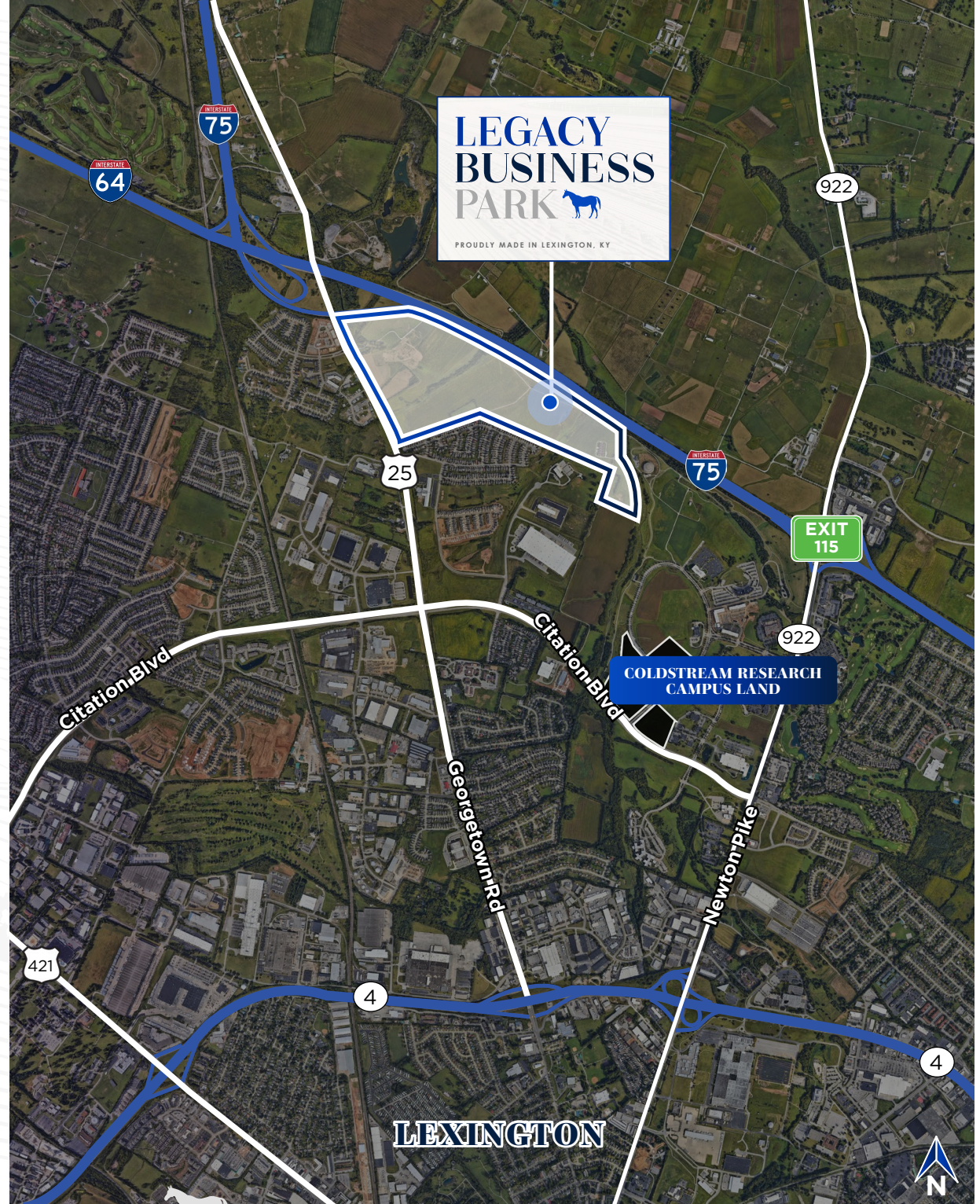
The Legacy Business Park is a premier, 200-acre park ideally located along I-64/I-75 just northwest of Newton Pike in Lexington, Kentucky. This is a once in a generation opportunity to own an industrial site in an area that is under-supplied by business parks and available land.

Lexington-Fayette Urban County Government has embarked on the redevelopment of a former dairy farm to create a first-class master planned industrial business park. This park will provide full infrastructure industrial lots to ensure the continued growth of the Lexington business community. The park will feature fully constructed roadways, all utilities, environmentally friendly green space and access to the highly acclaimed Legacy Trail.

The park is within a day's drive to two-thirds of the United States population, offering unparalleled distribution capabilities. Nearby global shipping hubs allow companies to ship their products around the world virtually overnight.

Businesses located in Lexington benefit from the city in multiple avenues. The strong economy and labor pool offer talent that is just a short commute away. Lexington and the state of Kentucky also provide many resources to owners and investors as well as a favorable cost of doing business.

Whether you are looking to expand your operations, build from the ground floor, or invest in the growth of Kentucky's economic development, Legacy Business Park is full of possibilities.



PROPERTY HIGHLIGHTS

 **LOCATION**
Lexington, KY

 **TOTAL SITE AREA**
200 Acres

 **GREEN SPACE**
Legacy Trail

 **INTERSTATE EXPOSURE**
6,000 Feet of Frontage

 **INFRASTRUCTURE**
Fully Improved Lots

 **ZONING**
I-1 Industrial



Lot lines and roads within the property are still in development and are subject to change.



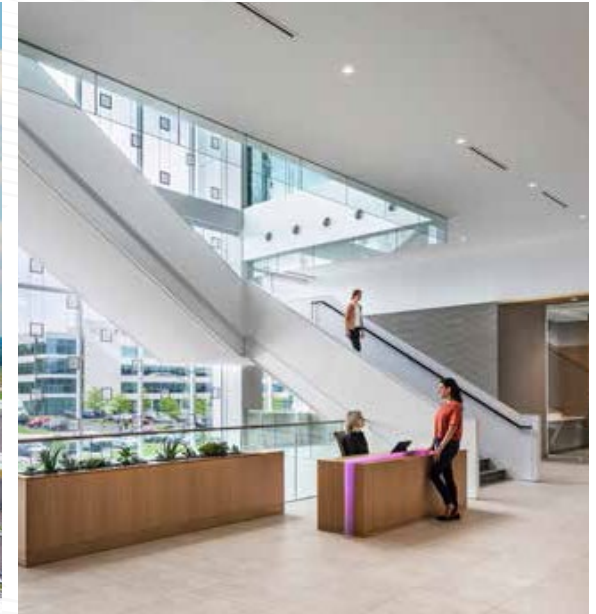
A GLOBAL PERSPECTIVE WITH A LOCAL FEEL

Gresham Smith is an architecture, engineering, planning and design practice that provides creative solutions while genuinely caring for each other, our clients and our communities.

With 25 locations throughout the US, and an office in Lexington, we offer a global perspective with a local feel. That means we not only bring a broad range of experience to the picture, but we also really get to know our clients, their business and the entire landscape of their project. It's not about our personal accolades or portfolio—we define success by how well we solved the problem and served the greater good of the community.



Gresham Smith has proudly collaborated on Legacy Business Park since it's start in 2020



418

Awards for Projects

#7

Top Industrial Architectural Firm

56

LEED Certified Projects

- BD+C Giants, 2021



06



For more information on Gresham Smith, please contact:

Louis Johnson, PLA, ASLA
Executive Vice President
louis.johnson@greshamsmith.com
502.627.8924

IDEAL LOCATION

7 Minute Drive

9 Minute Drive

2 Minute Drive

19 Minute Drive

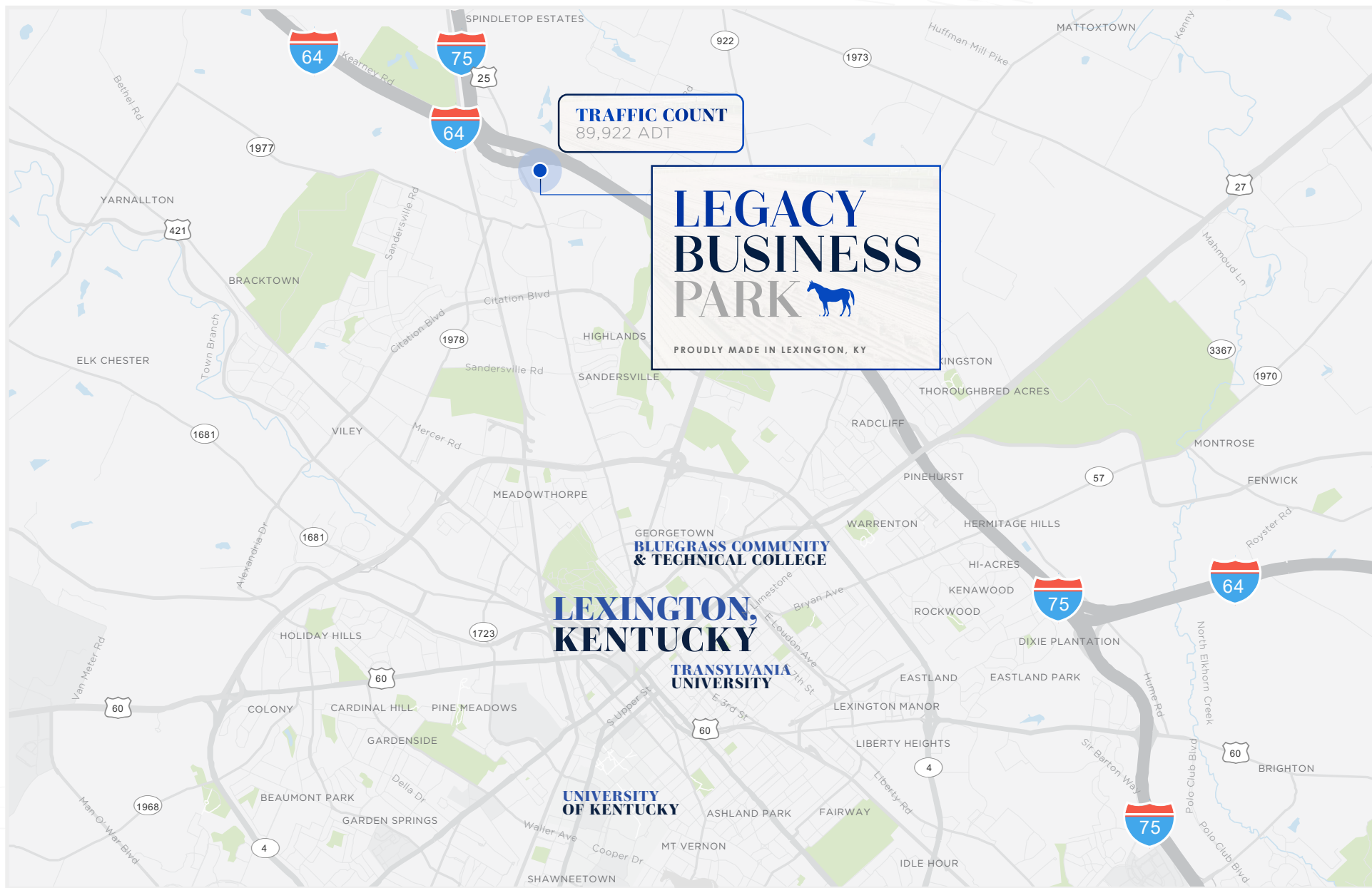
5 Minute Drive

BLUE GRASS AIRPORT
13 Minute Drive

7 Minute Drive

DOWNTOWN LEXINGTON
13 Minute Drive

9 Minute Drive



LEXINGTON, KENTUCKY

Lexington's strong sense of community and pride of ownership and craftsmanship is evidenced by their many accolades and thriving major employers.

MAJOR EMPLOYERS



TOYOTA



BAPTIST HEALTH®



HITACHI
Inspire the Next



Lexmark™



#12

BEST CITY TO BUY A HOUSE IN AMERICA

(niche.com)



#34

BEST PLACES TO LIVE

(US News and World Report)



#7

BEST CITY FOR NEW COLLEGE GRADS

(SmartAsset)



#8

MID-SIZED METRO WITH BEST BUSINESS CLIMATE

(Business Facilities)



LEGACY BUSINESS PARK

PROUDLY MADE IN LEXINGTON, KY

Legacybusinessparklex.com

FOR MORE INFORMATION, PLEASE CONTACT:

DAVE KELLY, CCIM

Managing Director
+1 513 763 3009
dave.kelly@cushwake.com

JEFFREY R. BENDER, SIOR, CCIM

Executive Vice Chair
+1 513 763 3046
jeff.bender@cushwake.com

SEATTLE STEIN

Associate Director
+1 513 763 3027
seattle.stein@cushwake.com



Architecture, Engineering, Planning, and Design
www.greshamsmith.com



LEXINGTON
Economic Partnership



LEGACY BUSINESS PARK



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.