



Lily Industrial Park

283 Greta Ln
London, Kentucky 40744

Property Highlights

- +/-105,000 SF new construction industrial / warehouse facility on +/-39.38 AC
- +/-338,000 SF building pad beneath the facility
- +/-30' clear height at the eaves; +/-42.5' center ceiling height
- Four dock-high doors (12'x16')
- One drive-in door (12'x16')
- One-story PEMB construction
- Industrial utilities extended to the building (6" natural gas line, 12" water line and 8" sewer line)
- Three-phase electrical service with 14 MVA substation adjacent to the parcel
- +/-500,000-gallon water tower located on-site
- +/-500,000 GPD excess water capacity and +/-230,000 GPD excess wastewater capacity
- Convenient access to US Highway 25 and +/-8 miles to I- 75

Offering Summary

Sale Price:	\$4,900,000
Lease Rate:	Contact Agent
Building Size:	105,000 SF
Lot Size:	39.98 Acres

For More Information

Paul Ray Smith, Jr
Executive Vice President
O: 859 422 4401
prsmith@naiisaac.com

Zach Smith, CCIM
Senior Associate
O: 859 422 4406
zachsmith@naiisaac.com

Jordan Smith, MRED
Associate
O: 859 224 2000
jsmith@naiisaac.com



Commercial Real Estate Services, Worldwide.

For Sale & Lease
105,000 SF | \$4,900,000
New Construction



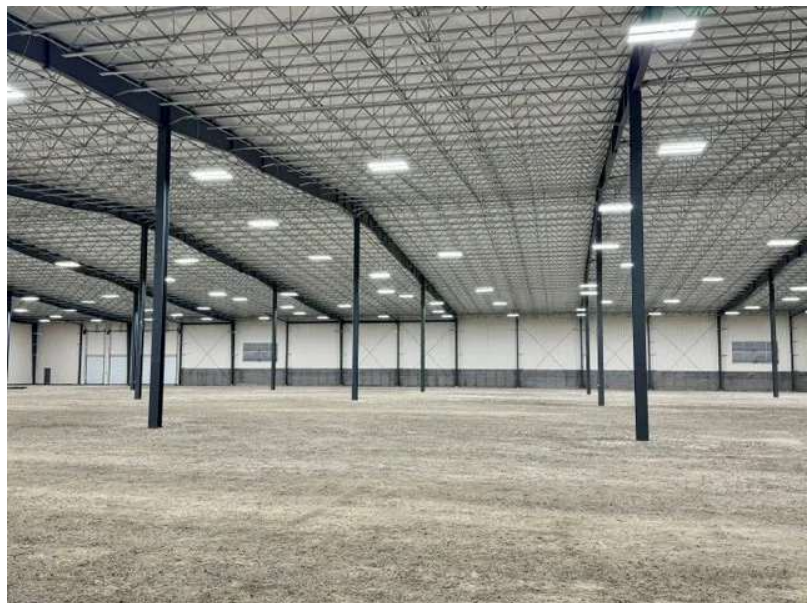
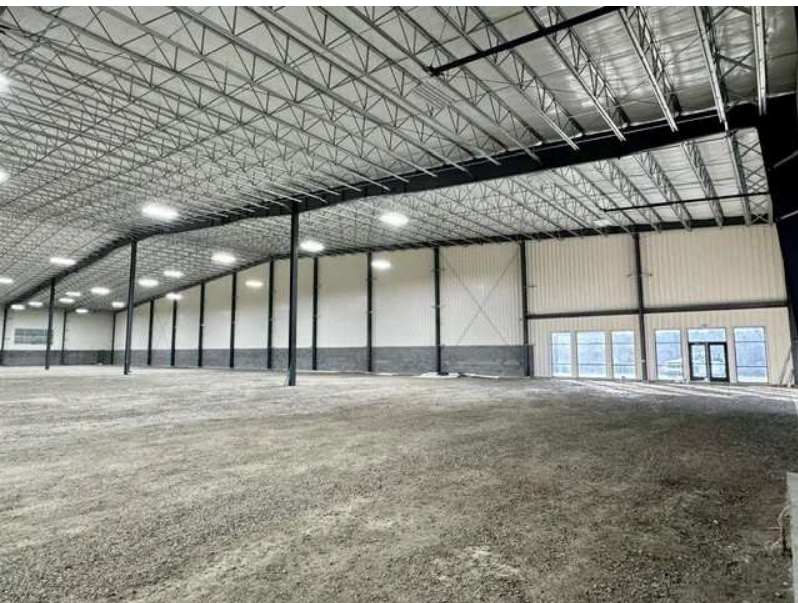
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Commercial Real Estate Services, Worldwide.

For Sale & Lease
105,000 SF | \$4,900,000
New Construction



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

Location Information

Industrial Park Name	Lily Industrial Park
Street Address	283 Greta Ln
City, State, Zip	London, KY 40744
County	Laurel County

Building Information

Building Size	105,000 SF (300'x350')
Building Construction	PEMB Spec Shell
Number of Dock High Doors	4 (12'x16')
Number of Drive in Bays	1
Ceiling Height	42.5 ft
Minimum Ceiling Height	30 ft
Year Built	2024
Air Conditioning	No
Parking Spaces	TBD

Incentives

Energy Community	Yes
New Market Tax Credit Eligible	Yes
KY Product Development Initiative (KPDII)	Yes

Property Information

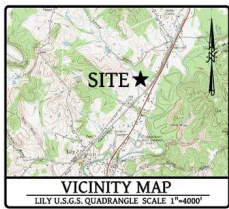
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	NZ, No zoning
Lot Size	39.98 Acres
APN #	092-00-00-065.00

Utilities

Electric	3-Phase
KVA	14 MVA substation adjacent to parcel
Gas Line	6" steel line; 55 psig MAOP; Delta Natural Gas
Water Line	12"; Laurel Water #2
Excess Water Capacity	500,000 gpd
Water Distance	At site; 500,000 water tower on site
Excess Wastewater Capacity	230,000 gpd
Sewer Line	8"; London Utility Commission
Fiber/DSL	Yes
Broadband	Windstream; Spectrum

Transportation

Nearest Airport	Blue Grass Airport, Lexington - 88 miles
Nearest Interstate	I-75, 8 miles
Rail Company	CSX
Nearest Riverport	Louisville-Jefferson Co Riverport 160 miles

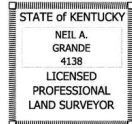


NOTES:

- This Certification was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the surveyor.
- This Tract is subject to all rights-of-ways, easements, covenants and/or restrictions.
- This Plat is not valid unless the original signature and seal are attached.
- This Plat of Survey represents a boundary survey and complies with 201 KAR 18:150.
- All field work pertaining to the Survey as shown hereon was complete as of March 04, 2022.
- All adjoining properties shown hereon are considered to be "new or formerly".

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°46'33" W	105.41'
L2	N 35°35'51" E	40.36'
L3	N 35°38'09" E	10.00'
L4	S 75°57'32" E	40.97'
L5	S 55°17'34" E	66.00'
L6	S 62°47'53" E	41.71'
L7	S 85°12'51" E	21.42'
L8	S 43°55'37" E	29.86'
L9	S 43°55'37" E	40.77'
L10	S 27°29'33" E	55.74'
L11	S 58°14'38" E	72.41'
L12	S 89°19'43" E	23.09'



CERTIFICATE OF ACCURACY

I hereby certify that this Plat depicts a Survey made by me and/or under my direct supervision by the method of GPS observations as listed hereon. This is an "URBAN" Survey which meets or exceeds all applicable requirements.

NEIL A. GRANDE, PLS # 4138
Date: 03/07/2022

TITAN SURVEYING

P.O. Box 2059 Corbin, Kentucky 40702 (606) 215-1396
titansurveying@gmail.com
www.titansurveying.com

Date: 03/07/2022 Scale: 1"=150'

Drawn By: N.G. Checked By: N.G.

A Boundary Survey of the Property of
Aisin Automotive Casting, LLC.
4870 E. Highway 552
London, Kentucky 40744
and Surveyed for
London-Laurel County
Industrial Development Authority
4598 Old Whitely Road
London, Kentucky 40744
Project Site:
Greta Lane, Lily, Kentucky 40740

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4601.23'	496.28'	496.04'	S 41°40'59" W
C2	50.00'	72.39'	66.23'	S 86°15'12" W
C3	150.00'	55.70'	55.38'	N 41°38'08" W
C4	70.00'	135.93'	115.56'	N 86°37'35" W
C5	70.00'	20.29'	20.22'	S 29°26'24" W

REFERENCE MONUMENT NOTES

- POINT IN BRANCH IS REFERENCED BY A 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "RSD, 2776" (FOUND THIS SURVEY) LYING N 67°45'00" W, 9.40' AWAY.
- POINT IN BRANCH IS REFERENCED BY A 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "KY 2063" (FOUND THIS SURVEY) LYING S 37°51'34" W, 6.99' AWAY.

BOUNDARY SURVEY

LONDON-LAUREL COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

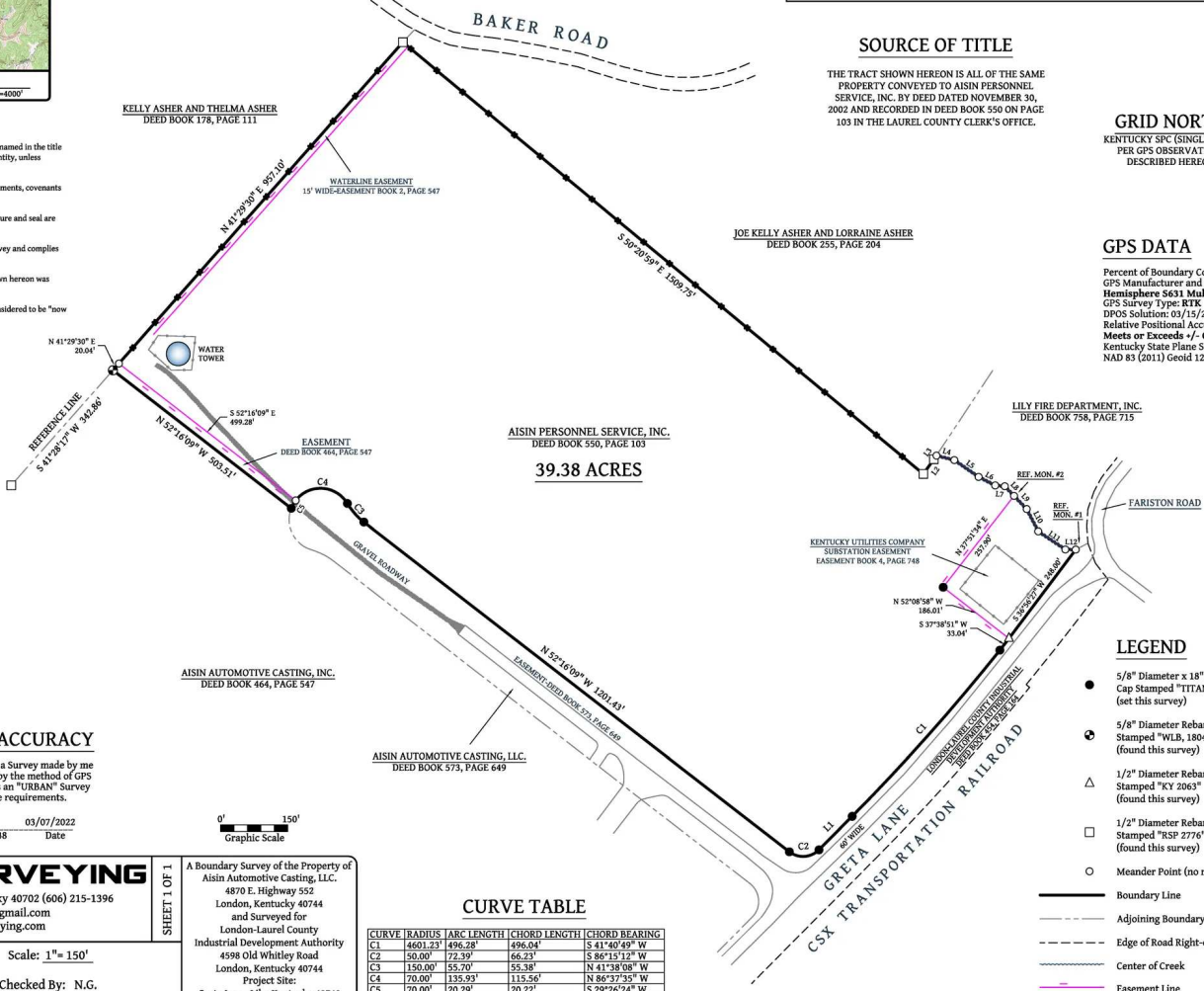
SOURCE OF TITLE

THE TRACT SHOWN HEREON IS ALL OF THE SAME PROPERTY CONVEYED TO AISIN PERSONNEL SERVICE, INC. BY DEED DATED NOVEMBER 30, 2002 AND RECORDED IN DEED BOOK 550 ON PAGE 103 IN THE LAUREL COUNTY CLERK'S OFFICE.

GRID NORTH
KENTUCKY SFC (SINGLE ZONE)
PER GPS OBSERVATIONS
DESCRIBED HEREON

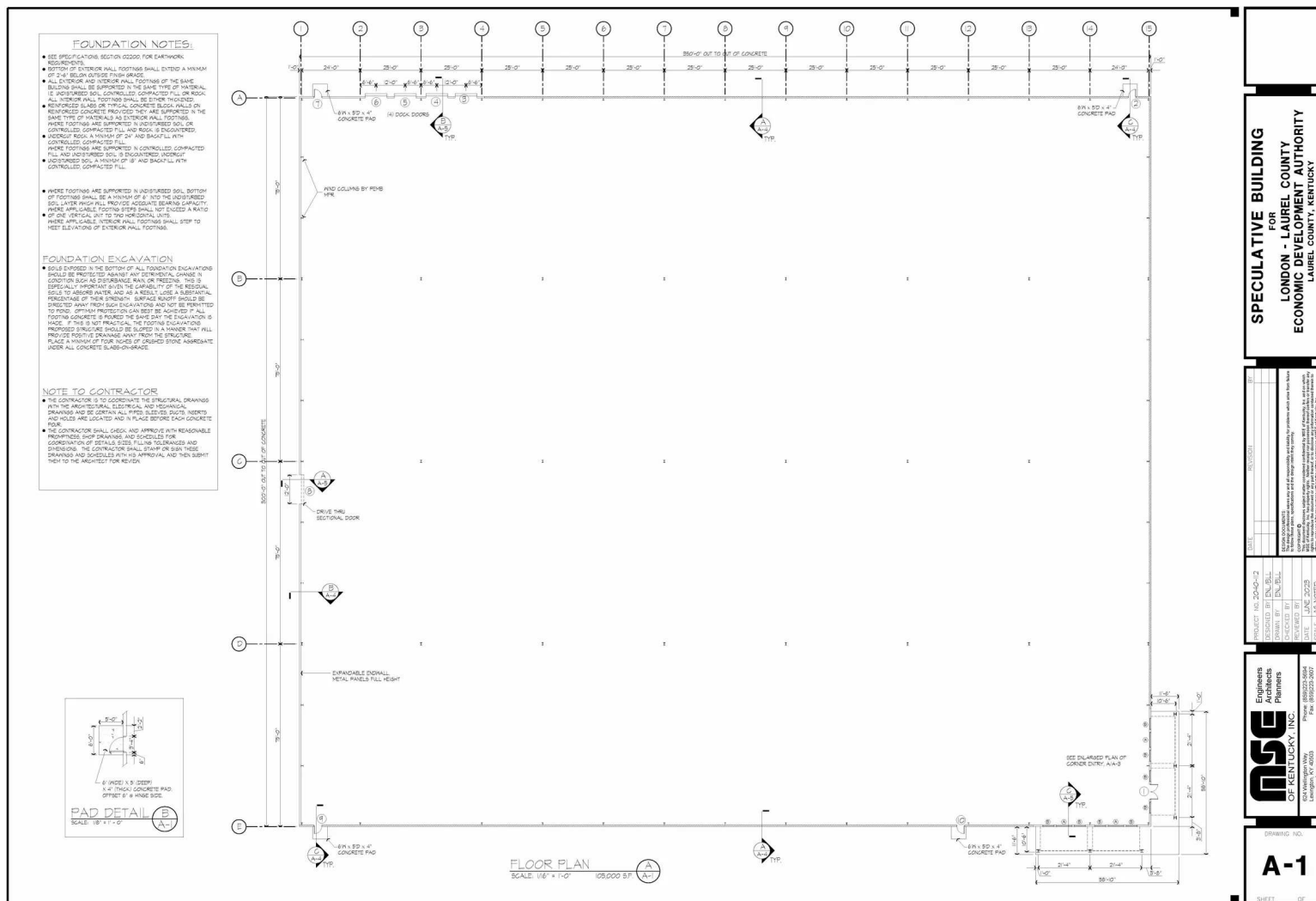
GPS DATA

Percent of Boundary Conducted w/ GPS: 100%
GPS Manufacturer and Model:
Hemisphere S631 Multi-GNSS Base and Rover
GPS Survey Type: RTK
DPOS Solution: 03/15/2021
Relative Positional Accuracy:
Meets or Exceeds +/- 0.05" ± 100 PPM
Kentucky State Plane Single Zone (1600)
NAD 83 (2011) Grid 125

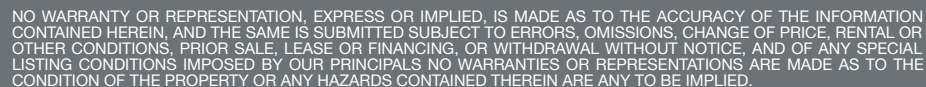


LEGEND

- 5/8" Diameter x 18" Long Rebar w/ Blue Plastic Cap Stamped "TITAN SURVEYING, PLS 4138" (set this survey)
- 5/8" Diameter Rebar w/ Yellow Plastic Cap Stamped "WLB, 1804" (found this survey)
- 1/2" Diameter Rebar w/ Yellow Plastic Cap Stamped "KY 2063" (found this survey)
- 1/2" Diameter Rebar w/ Yellow Plastic Cap Stamped "RSD 2776" (found this survey)
- 1/2" Diameter Rebar w/ Yellow Plastic Cap Stamped "RSD 2776" (found this survey)
- Meander Point (no monument set)
- Boundary Line
- Adjoining Boundary Line
- Edge of Road Right-of-Way
- Center of Creek
- Easement Line







REGIONAL MAP

283 GRETA LANE | LONDON, KY



**CENTRALLY LOCATED.
REGIONALLY CONNECTED.**

283 Greta Lane in London, KY offers convenient access to major markets throughout the Southeast and Midwest.



LEXINGTON, KY 86 MILES
1 HR 30 MIN



LOUISVILLE, KY 158 MILES
2 HR 27 MIN



KNOXVILLE, TN 92 MILES
1 HR 30 MIN



NASHVILLE, TN 213 MILES
3 HR 25 MIN



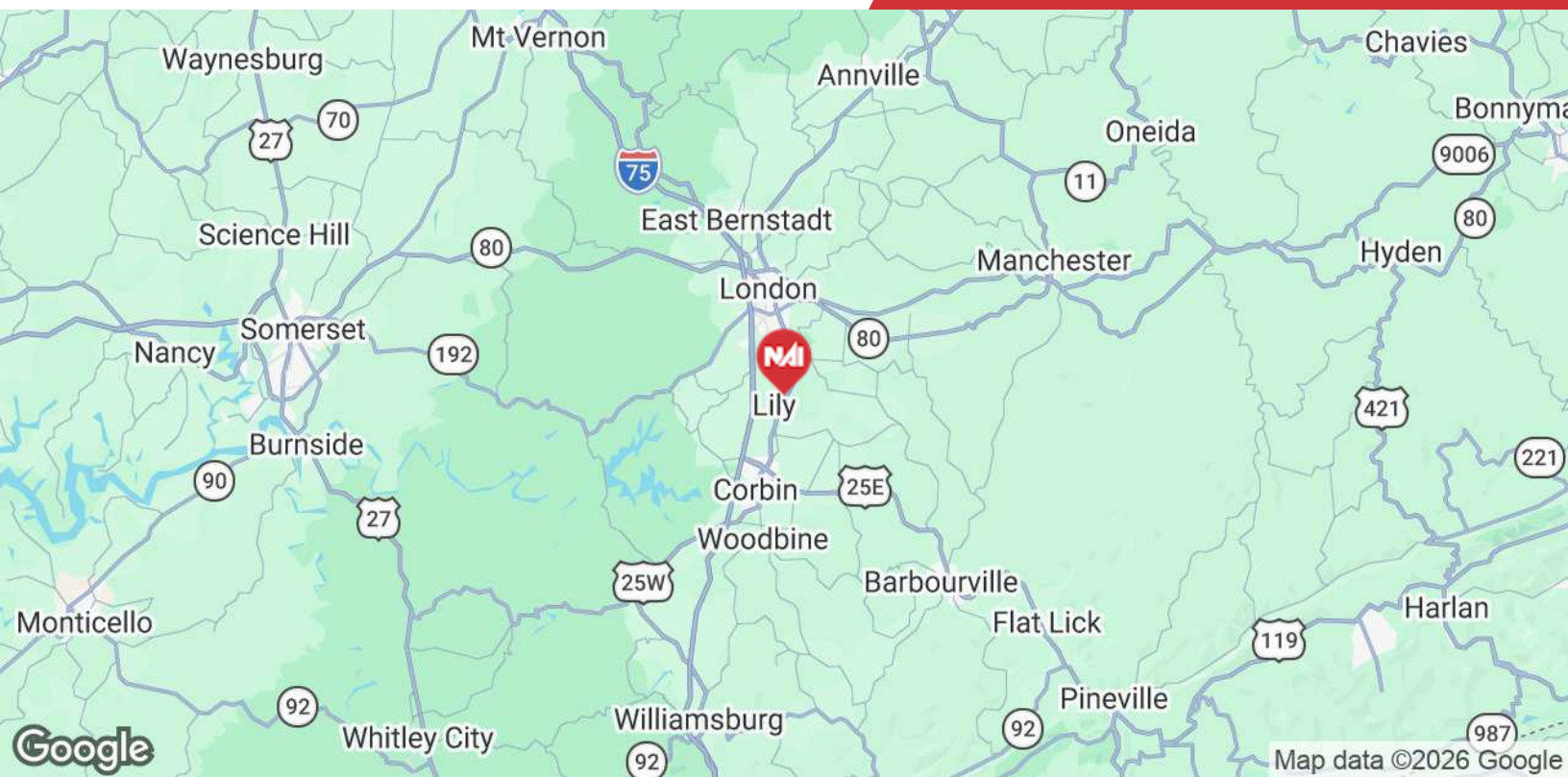
CINCINNATI, OH 162 MILES
2 HR 30 MIN

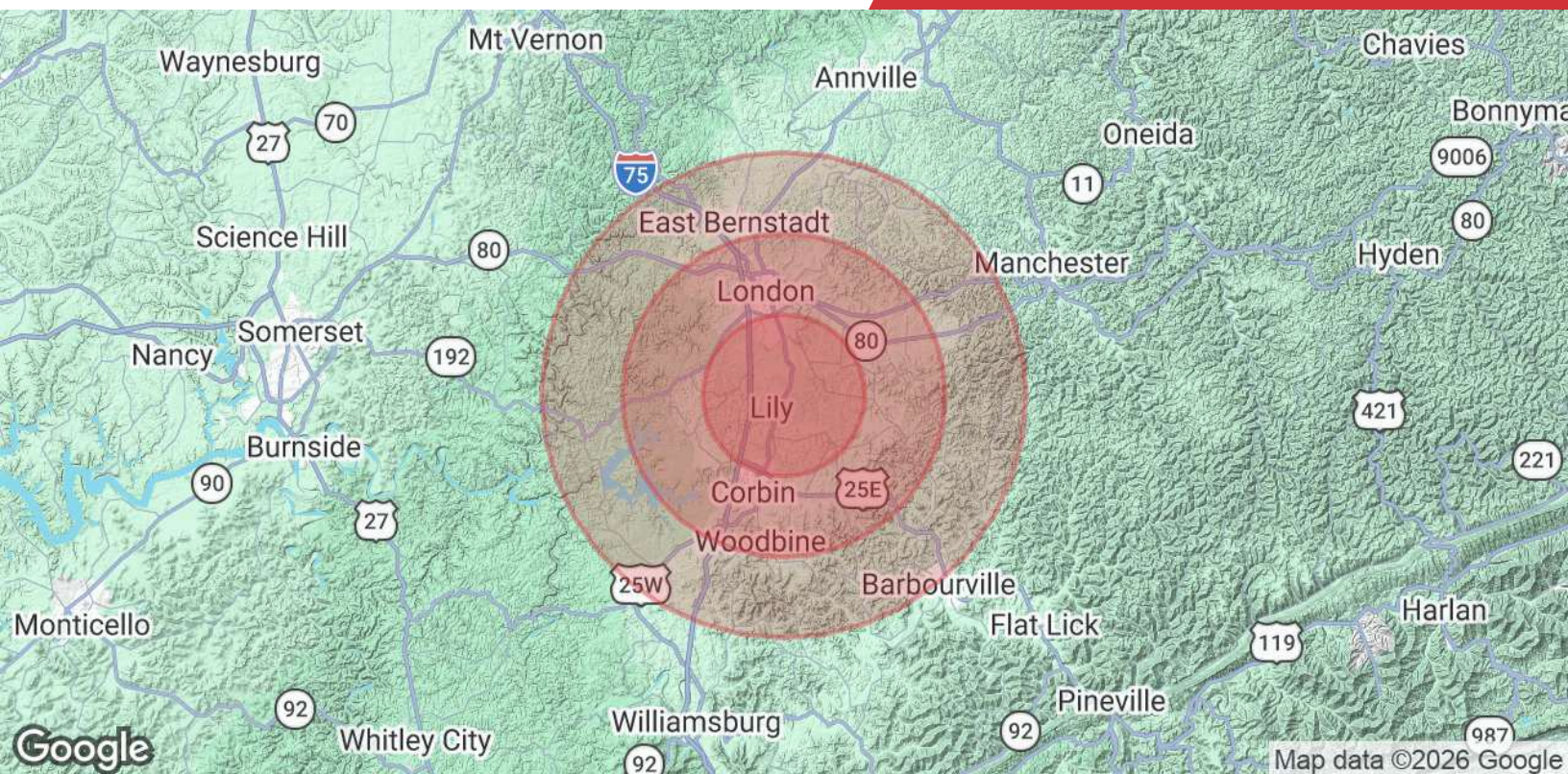


All distances are approximate and drive times may vary depending on traffic.









Population	5 Miles	10 Miles	15 Miles
Total Population	24,435	67,570	95,180
Average Age	41.3	40.6	40.2
Average Age (Male)	38.9	38.0	38.1
Average Age (Female)	42.9	42.2	41.6
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	9,088	25,841	36,286
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$71,309	\$70,000	\$66,704
Average House Value	\$177,137	\$166,630	\$157,576

2026 STDB Demographics