

# PROVIDENCE BUSINESS CENTER

200,000 SF TO 1,006,720 SF

BUILD TO SUIT | FOR SALE OR LEASE

MANUFACTURING | R & D | FOOD | PHARMA | MEDICAL | COLD STORAGE

PROVIDENCE PLACE PARKWAY | LEXINGTON, KY



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## CENTRAL LOCATION CENTRAL AIR FREIGHT LOGISTICS UPS / AMAZON PRIME AIR

Lexington is far from the middle of nowhere, in fact, it is in the middle of everything! Not only is Lexington 600 miles from over two-thirds of the US population, it sits at the crossroads of two major interstates, I-75 and I-64, giving companies here direct access to both north-south and east-west routes.



## IDEAL LOCATION LOW BUSINESS COSTS

- Intersection of I-75/I-64 at Exit 115 — Newtown Pike
- Gateway to Lexington's high-tech, higher education corridor
- 3 miles to downtown Lexington
- 4.5 miles to University of Kentucky
- 7.5 miles to Bluegrass Airport
- Convenient to dining, shopping and entertainment
- Lexington Griffin Gate Marriott Golf Resort & Spa
- Embassy Suites Hotel and Conference
- 1,400 hotel rooms, 9 restaurants at Exit 115
- Nearby 225-acre city park with Pedestrian / bicycle trails and large fenced in dog park area
- Vibrant entrepreneurial community, low cost of living and high quality of life

Lowest State Electrical Costs (Cents per kwh)			
	Industrial	Commercial	Residential
US Average	6.95	10.67	12.87
Wyoming	6.71	9.57	11.29
Idaho	6.47	7.93	10.15
Washington	4.72	8.72	9.75
<b>Kentucky</b>	<b>5.68</b>	<b>9.74</b>	<b>10.59</b>
Utah	5.90	8.23	10.41

C2ER Cost of Living Index - 2019 Annual Average							
Location	Composite Index	Grocery Items	Housing	Utilities	Transportation	Health Care	Misc. Goods
<b>Lexington</b>	<b>92.4</b>	<b>89.7</b>	<b>82.8</b>	<b>95.7</b>	<b>96.5</b>	<b>78.9</b>	<b>100.6</b>
Brooklyn	180.4	128.1	335.3	121.5	113.5	107.0	123.0
Los Angeles	145.9	116.0	228.1	106.3	134.5	110.7	111.8
Chicago	120.0	101.6	154.0	92.4	125.6	100.0	109.3
Philadelphia	110.5	118.4	115.2	105.7	115.9	101.7	104.6
Dallas	107.7	100.0	117.5	106.9	96.6	105.4	106.6
Seattle	156.7	128.8	225.0	108.1	137.6	128.6	136.0
San Diego	141.3	115.8	213.9	123.3	128.9	107.2	107.1

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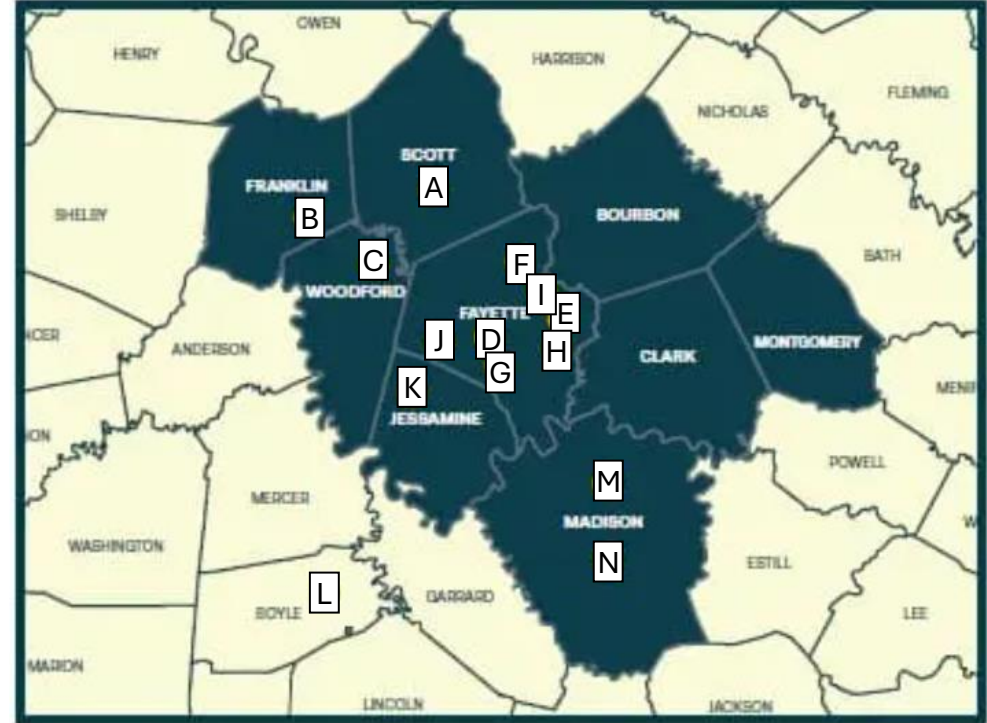
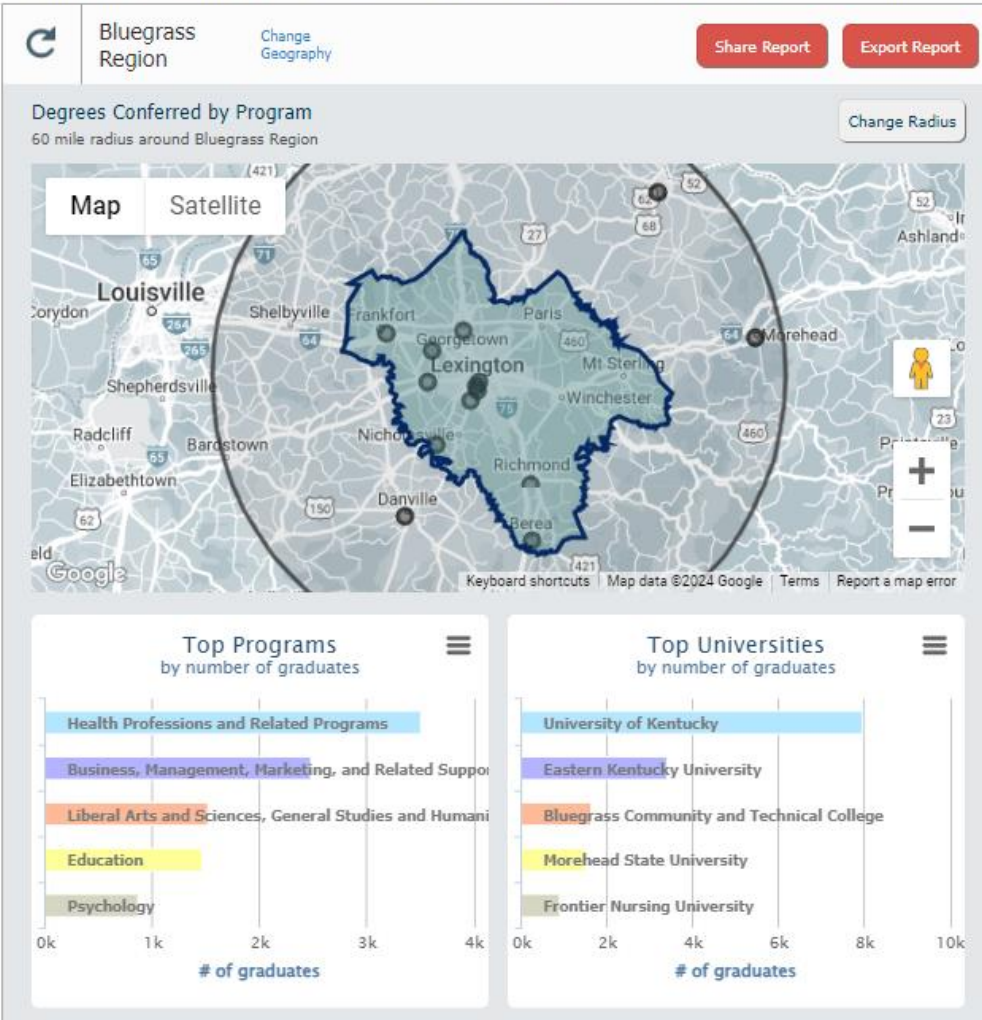
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## EDUCATED WORKFORCE

Anchored by the state's flagship university, the University of Kentucky, the Bluegrass boasts 10 colleges and universities within 40 miles of Lexington. In addition, Lexington has four other professional and technical colleges. **In total, nearly 70,000 students are enrolled in institutions of higher learning in the Bluegrass, awarding more than 18,000 degrees and credentials annually.** Among cities over 300,000 in population, the U.S. Census Bureau ranks Lexington as the 11th most highly educated in the nation (based on the 45% of the population 25 years or older holding at least a bachelor's degree). Even more impressive, 19.3% of the population has a graduate or professional degree, ranking Lexington the 10th most highly educated city.



- A. Georgetown College
- B. Kentucky State University
- C. Midway University
- D. University of Kentucky
- E. National College of Business and Technology
- F. Transylvania University
- G. Bluegrass Community and Technical College
- H. Indiana Wesleyan University
- I. MedQuest College
- J. Sullivan University
- K. Asbury University
- L. Centre College
- M. Eastern Kentucky University
- N. Berea College

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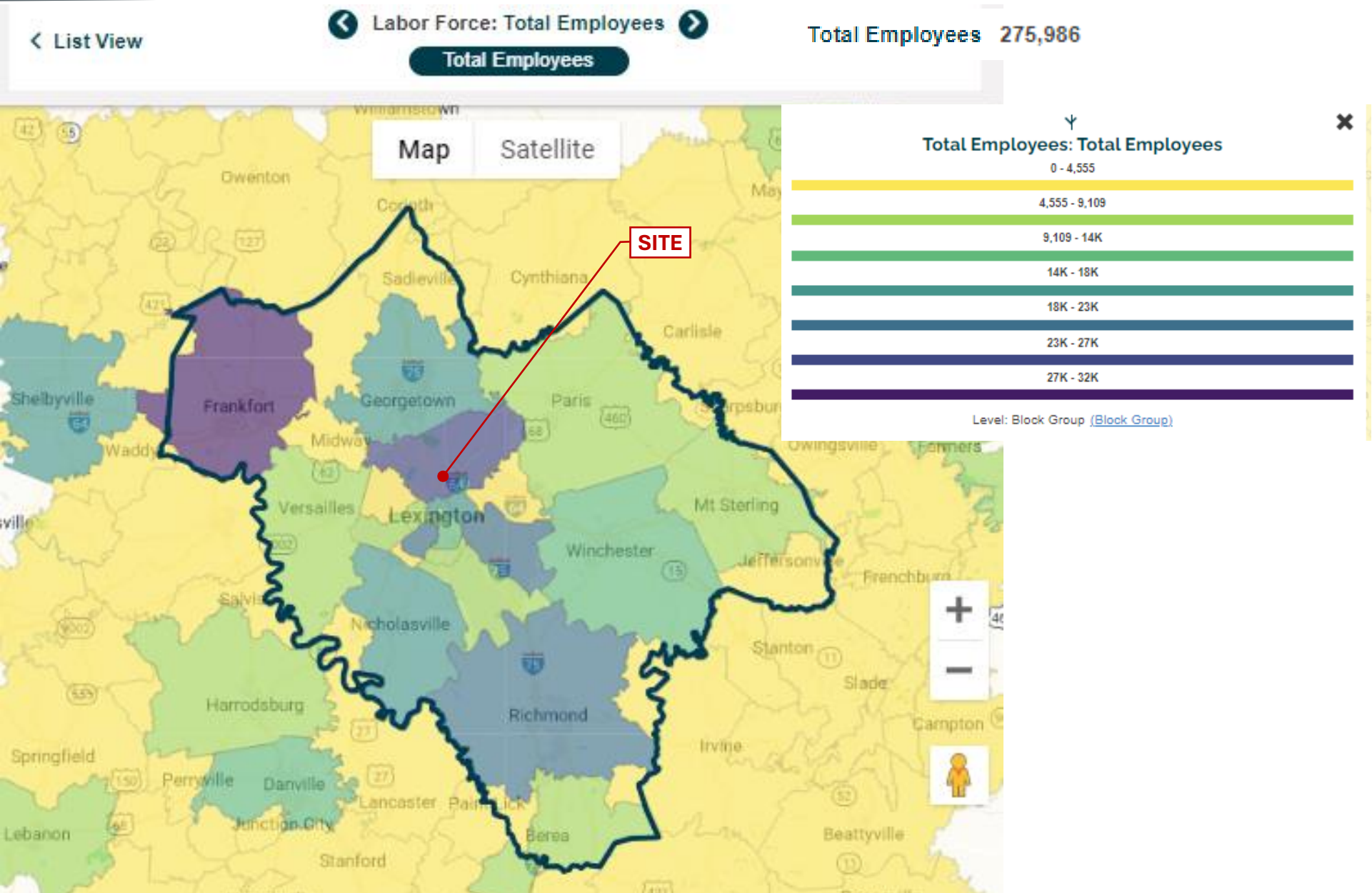
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## LABOR PROFILE



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## OVERALL SITE PLAN    119.8 AC.±    UTILITIES

UTILITY	PROVIDER	SIZE
Sewer	Lexington Fayette Urban County	12 inch
Water	Kentucky American Water	12 inch - Extension
Gas	Columbia Gas	4 inch - Extension
Electric	Kentucky Utilities Company	3 Phase ~ 12.47 kV Primary
Fiber	Windstream	1 GB



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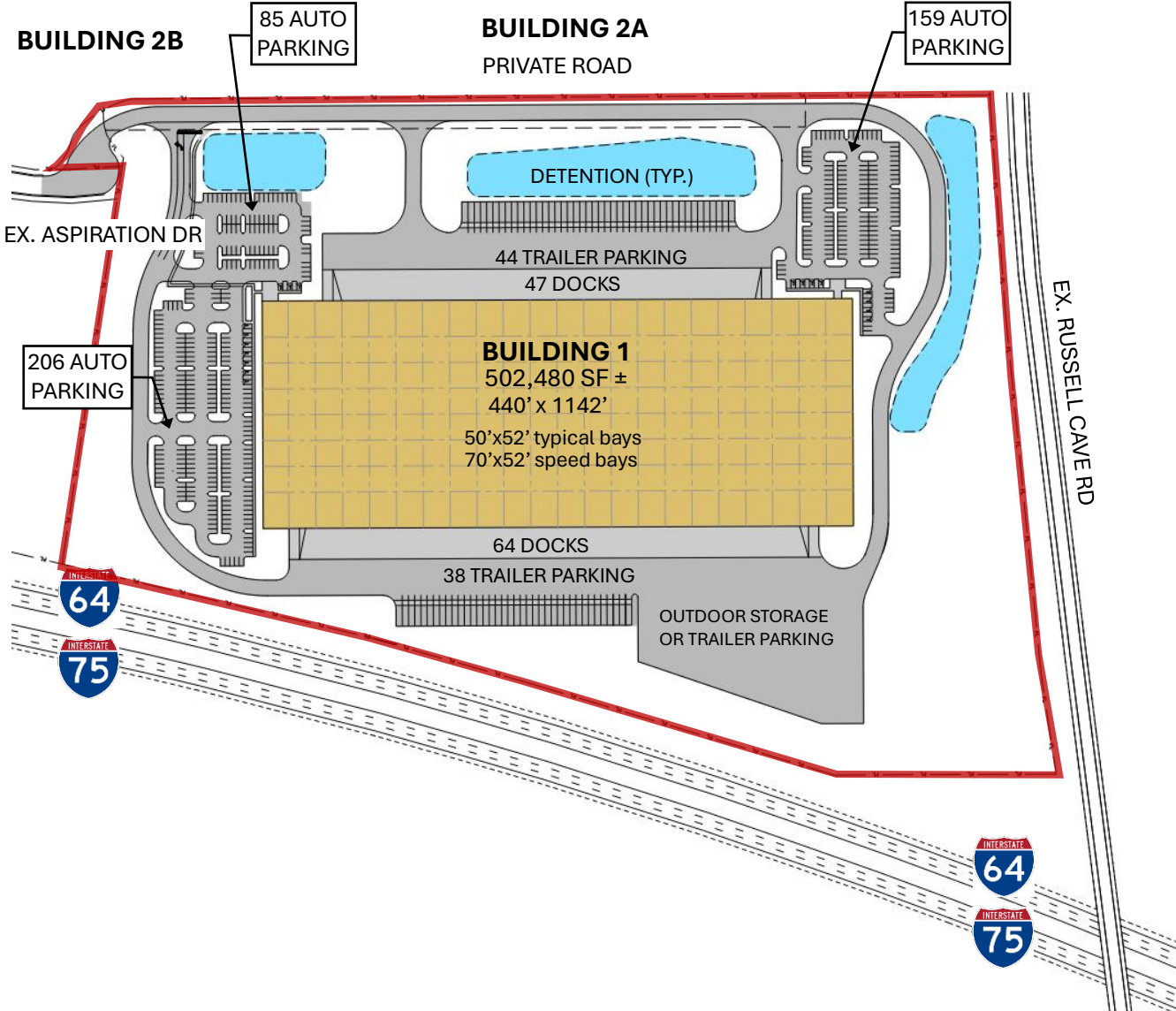
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**BUILDING 1 SITE PLAN**

47.2 AC.±

LEED GOLD CERTIFIABLE



Delivery:	Q2 2025
Site:	47.2 Acres
Square Feet:	200,000 to 502,480
Office:	BTS
Clear Height:	40'
Building Dimensions:	440' x 1142' (total) 50' x 52' / 70' x 52'
Column Spacing:	Loading Bays
Loading:	Crossdock
Truck Court:	190'
Fire Protection System:	ESFR
Dock Doors:	Up to 111
Drive-In Doors:	4
Walls:	Insulated Concrete
Floors:	7"
Warehouse Lighting:	T-5 Fluorescent & Skylights
Auto Parking:	Up to 450
Trailer Parking:	82+ Outside Storage
Roof:	White TPO over R-24
Zoning:	Economic Development

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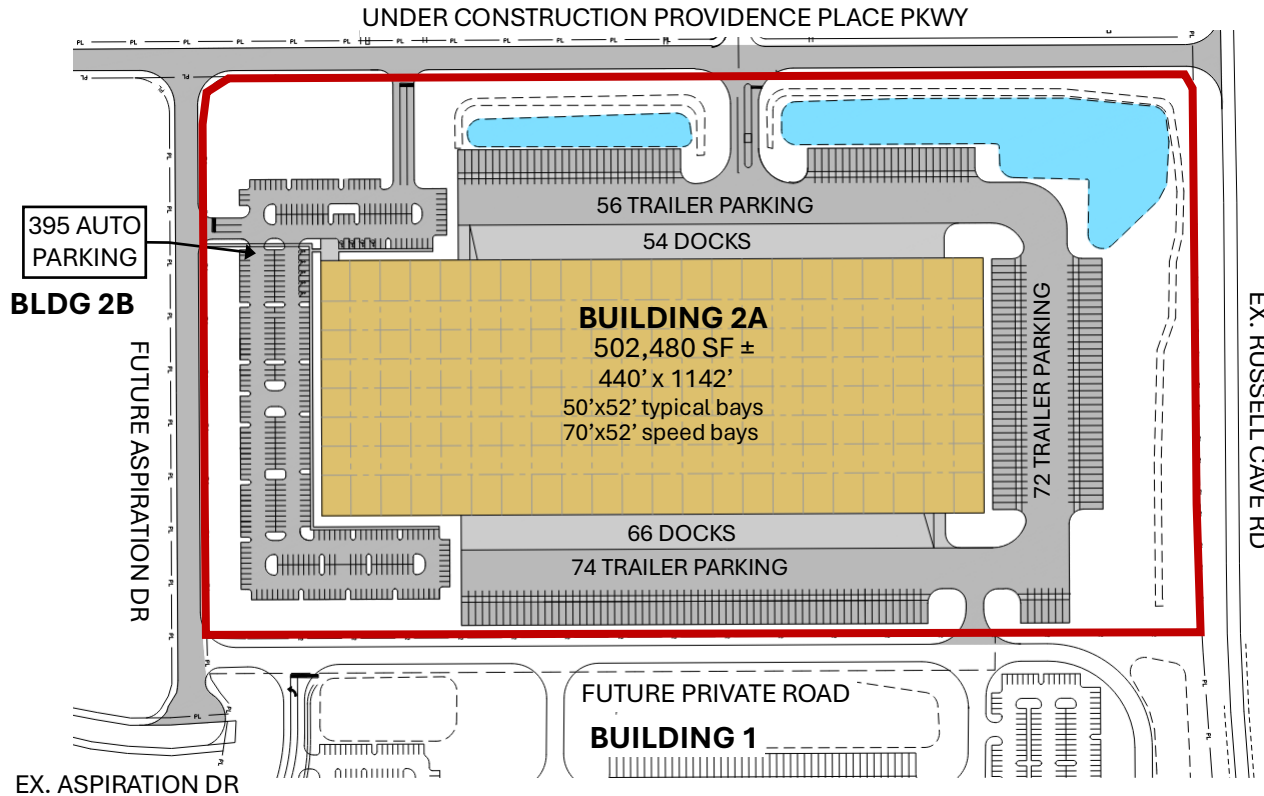
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## BUILDING 2A SITE PLAN 37.6 AC.± LEED GOLD CERTIFIABLE



Delivery:	Q2 2025
Site:	37.6 Acres
Square Feet:	200,000 to 502,480
Office:	BTS
Clear Height:	40'
Building Dimensions:	440' x 2288' (total) 50' x 52' / 70' x 52'
Column Spacing:	Loading Bays
Loading:	Crossdock
Truck Court:	190'
Fire Protection System:	ESFR
Dock Doors:	Up to 101
Drive-In Doors:	4
Walls:	Insulated Concrete
Floors:	7" T-5 Fluorescent
Warehouse Lighting:	& Skylights
Auto Parking:	Up to 395
Trailer Parking:	Up to 202
Roof:	White TPO over R-24
Zoning:	Economic Development

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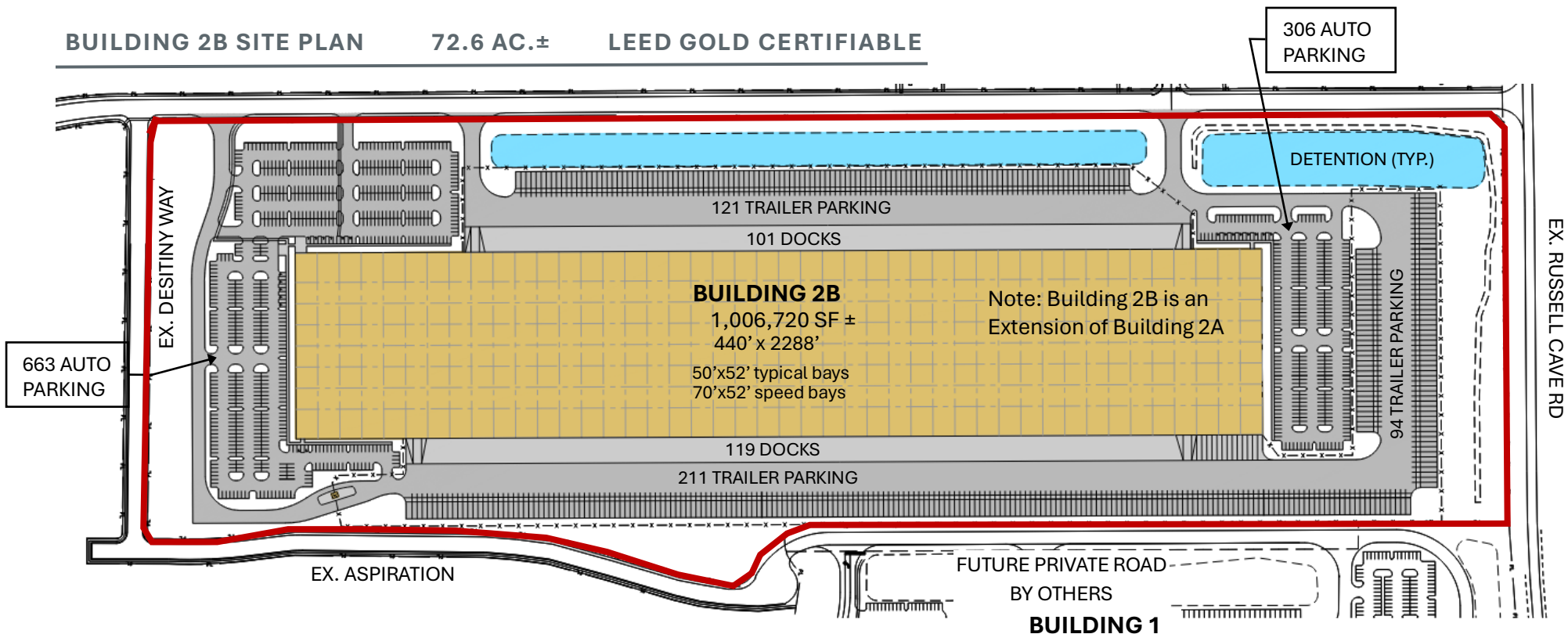
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## BUILDING 2B SITE PLAN 72.6 AC.± LEED GOLD CERTIFIABLE



Delivery:	Q2 2025	Floors:	7"
Site:	72.6 Acres	Loading:	Crossdock
Square Feet:	700,000 to 1,006,720	Truck Court:	190'
Office:	BTS	Warehouse Lighting:	T-5 Fluorescent & Skylights
Clear Height:	40'	Fire Protection System:	ESFR
Building Dimensions:	440' x 2288' (total)	Auto Parking:	Up to 969
	50' x 52' / 70' x 52'	Trailer Parking:	Up to 426
Column Spacing:	Loading Bays	Drive-In Doors:	4
		Roof:	White TPO over R-24
		Walls:	Insulated Concrete
		Zoning:	Economic Development

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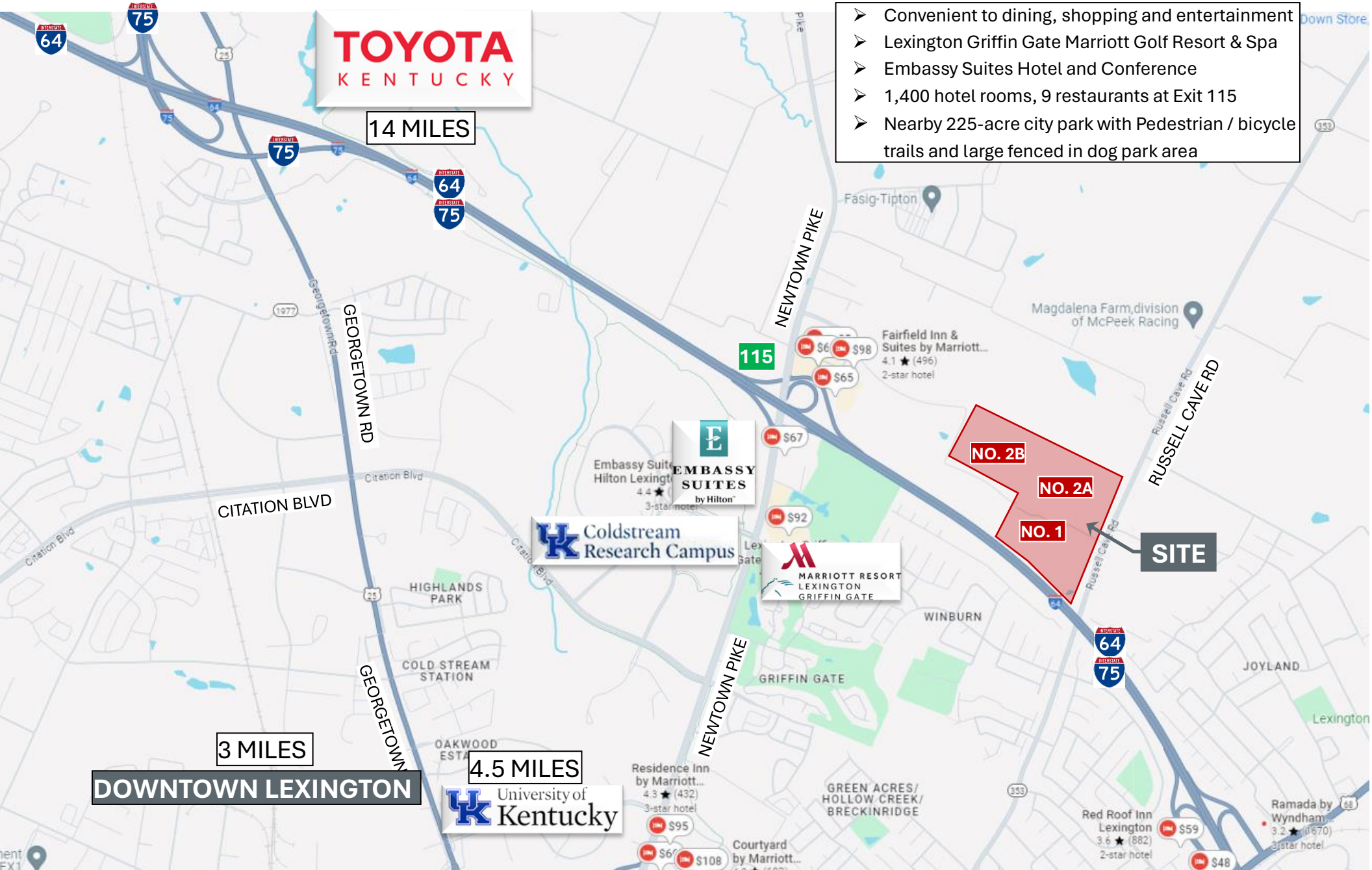
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## PROPERTY OVERVIEW



## AMENITIES

- Convenient to dining, shopping and entertainment
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## MAJOR REGIONAL EMPLOYERS

COMPANY	COUNTY	INDUSTRY	EMPLOYEES	COMPANY	COUNTY	INDUSTRY	EMPLOYEES	COMPANY	COUNTY	INDUSTRY	EMPLOYEES
University of Kentucky	Fayette	Education/Healthcare	25,574	R J Corman Railroad Group LLC	Jessamine	Headquarters	400	Kokoku Rubber Inc	Madison	Wholesale Trade	218
Toyota Kentucky	Scott	Manufacturing	9,700			Headquarters & Manufacturing		Amcor Rigid Plastics	Jessamine	Manufacturing	205
Amazon.com	Fayette	Distribution	5,034	Link-Belt Cranes	Fayette	Manufacturing	400	Donaldson Co Inc	Jessamine	Manufacturing	201
Eastern Kentucky University	Madison	Education	1,800			Distribution & Warehousing		Clark Material Handling Company	Fayette	Headquarters & Manufacturing	200
Lockheed Martin	Fayette	Manufacturing	1,800	Sherwin-Williams Company	Madison	Manufacturing	360	IBM Global Services	Fayette	Manufacturing	200
Lexmark International Inc	Fayette	World HQ	1,300	Leggett & Platt Inc	Scott	Manufacturing	360	Neogen Corp	Fayette	Manufacturing	200
Nestle Prepared Foods	Montgomery	Manufacturing	1,137	International Crankshaft Inc	Scott	Manufacturing	351	Pilkington North America	Fayette	Manufacturing	200
Hitachi Automotive Systems Americas Inc	Madison	Manufacturing	1,100	Tempur Sealy International	Fayette	Headquarters	350	Tiffany and Company			
Hyster-Yale Group Inc	Madison	Manufacturing	850	Sheridan	Woodford	Manufacturing	350	Jewelers Inc	Fayette	Manufacturing	200
Toyota Production, Engineering & Manufacturing Center	Scott	Manufacturing	850	Alltech Inc	Jessamine	Manufacturing	349	The Freeman Corporation	Clark	Manufacturing	194
UPS	Fayette	Transportation & Warehousing	829	Avantor Performance Materials	Bourbon	Manufacturing	342	Ruskin	Fayette	Manufacturing	185
Montoplast of North America	Franklin	Manufacturing	800	Masco Cabinetry	Montgomery	Manufacturing	330	More Than A Bakery	Woodford	Manufacturing	180
Kentucky State University	Franklin	Education	790	Beam Suntory	Franklin	Manufacturing	315	ORBIS Corporation	Scott	Manufacturing	180
Adient (Johnson Controls)	Scott	Manufacturing	785	Aichi Forge USA Inc	Scott	Manufacturing	310	Pizza Wholesale of Lexington Inc	Bourbon	Distribution	175
Webasto Roof Systems Inc	Fayette	Manufacturing	750	Hayashi Telempu North America	Franklin	Manufacturing	310	Sumitomo Electric Wiring Systems Inc	Fayette	Manufacturing	175
Central Motor Wheel of America	Bourbon	Manufacturing	725	CLC Lodging (Formerly Creative Lodging Solutions)	Fayette	Headquarters	309	Parker Hannifin Corp OES Division	Fayette	Manufacturing	170
Buffalo Trace Distillery	Franklin	Manufacturing	660	Leggett & Platt Inc	Clark	Manufacturing	300	AGC Glass Co NA	Madison	Manufacturing	168
Schneider Electric	Fayette	Manufacturing	660	NSG - Pilkington North America	Woodford	Manufacturing	300	KI (USA) Corporation	Madison	Manufacturing	165
Kyosan Denso Manufacturing Kentucky, LLC (KDMK)	Montgomery	Manufacturing	601	Summit Polymers Inc	Montgomery	Manufacturing	300	Kentucky Eagle Inc	Fayette	Manufacturing	164
Catalent Pharma Solutions	Clark	Manufacturing	600	Yokohama Industries				SRC of Lexington Inc	Fayette	Manufacturing	155
		Headquarters & Mail Order		Americas Inc/Div 1	Woodford	Manufacturing	300	Vascor Transport	Scott	Logistics	150
Galls LLC	Fayette	Manufacturing	550	Valvoline	Fayette	Headquarters	297	Cummins-Meritor	Franklin	Manufacturing	150
Toyota Tsusho America Inc	Scott	Manufacturing	532	Everburn Manufacturing Inc	Fayette	Manufacturing	288	GenCanna	Clark	Manufacturing	150
EnerSys	Madison	Manufacturing	520	Valvoline Global (ARAMCO)	Fayette	Global Headquarters	286	Southeastern Kentucky Rehabilitation Industries Inc	Bourbon	Manufacturing	150
McLane Cumberland	Jessamine	Distribution	500	The Okonite Company	Madison	Manufacturing	282	Big Rapids Products Inc Kentucky Division	Montgomery	Manufacturing	145
Cooper Standard Automotive	Montgomery	Manufacturing	467	Transylvania University	Fayette	Education	272	Richmond Auto Parts Technology Inc	Madison	Manufacturing	143
Qualex Manufacturing LLC	Scott	Manufacturing	450	JM Smucker	Fayette	Headquarters & Manufacturing	272	Piramal Pharma Solutions, Inc.	Fayette	Manufacturing	142
Georgia Pacific	Fayette	Manufacturing	438	Vuteq USA inc	Scott	Manufacturing	272	Novelis Corporation	Madison	Manufacturing	141
		Headquarters & Manufacturing		Georgetown College	Scott	Education	250	Pepsi-Cola Bottling Co	Clark	Manufacturing	140
Big Ass Fans	Fayette	Manufacturing	435	TOPY America Inc	Franklin	Manufacturing	250	Stemco Products Inc.	Madison	Manufacturing / Distribution	139
Infiltrator Water Technologies	Clark	Manufacturing	431	Gill Industries	Madison	Manufacturing	239	Precision Resource Inc	Montgomery	Manufacturing	134
Lakeshore Learning Materials	Woodford	Distribution & Warehousing	425	WestRock	Jessamine	Manufacturing	235	Summit Biosciences Inc	Fayette	Manufacturing	133
				Quanex Building Products (aka Mikron)	Madison	Manufacturing	233	Harrod Concrete & Stone Co	Franklin	Manufacturing	130
				Coca Cola Bottling Company Consolidated	Fayette	Distribution	220	Blue Star Plastics Inc.	Fayette	Manufacturing	129
				Phoenix Transportation Services	Scott	Transportation & Warehousing	220	Clark Distributing Co	Woodford	Wholesale Trade	129
				Pepsi-Cola Bottling Co	Fayette	Manufacturing	219	Concept Packaging	Scott	Manufacturing	121