LEGACY BUSINESS PARK

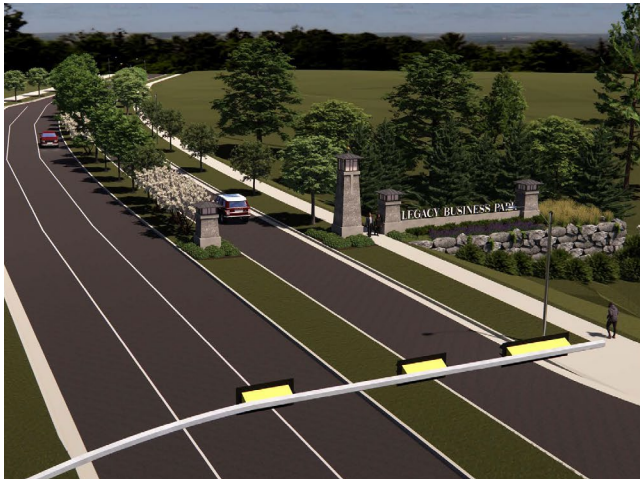
PROUDLY MADE IN LEXINGTON, KY

Legacybusinessparklex.com









CUSHMAN & WAKEFIELD | Gresham Smith | LEXINGTON Economic Partnership

ONCE IN A GENERATION

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

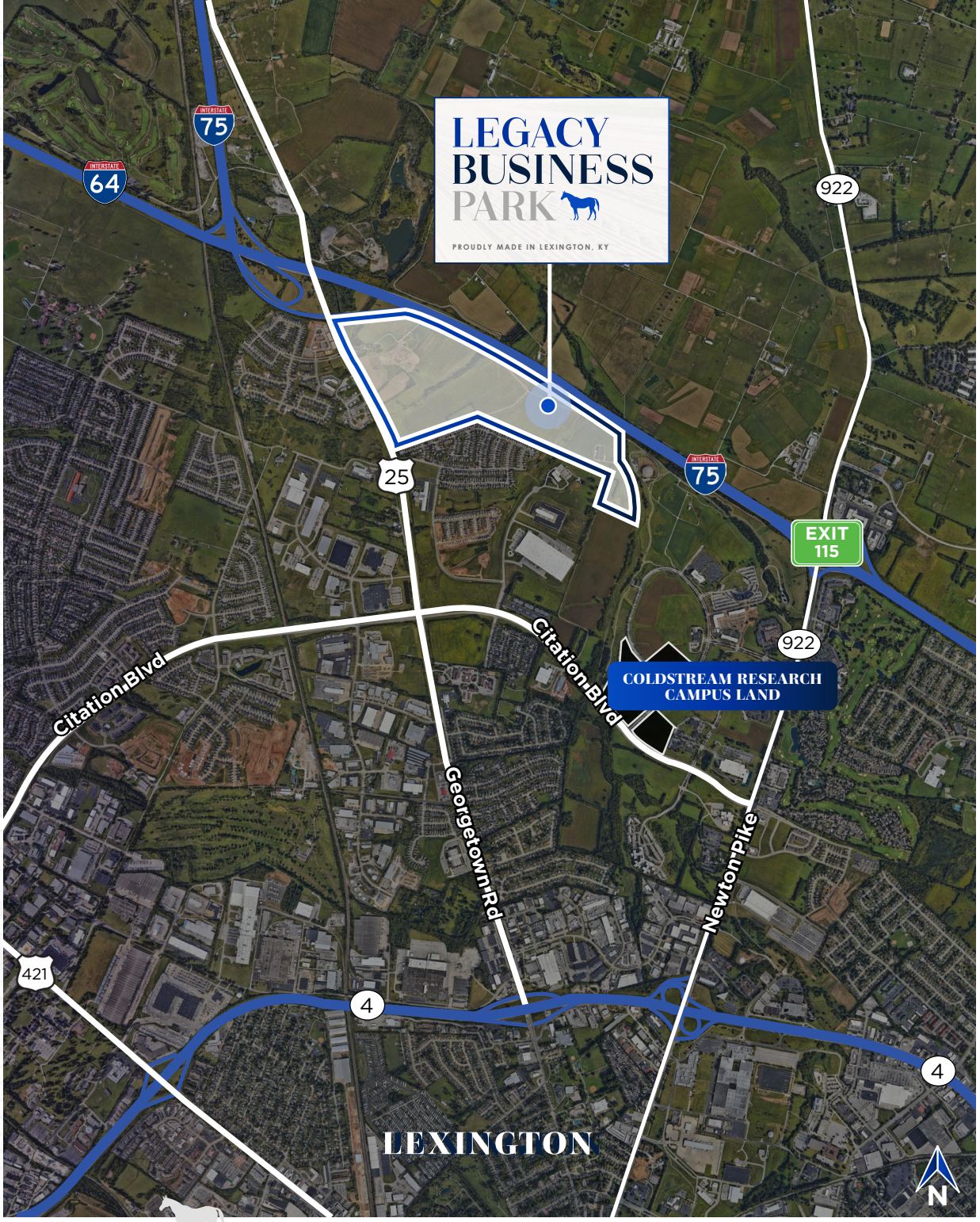
The Legacy Business Park is a premier, 200-acre park ideally located along I-64/I-75 just northwest of Newton Pike in Lexington, Kentucky. This is a once in a generation opportunity to own an industrial site in an area that is under-supplied by business parks and available land.

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.

CONCEPTUAL SITE PLAN

INDUSTRIAL
936,000 SF

OFFICE
390,000 SF

COMMERCIAL
60,000 SF

GREEN SPACE
Legacy Trail



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

PROSPECTIVE RENDERING



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

Gresham Smith

For more information on Gresham Smith, please contact:

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IDEAL LOCATION

64 — 7 Minute Drive

75 — 2 Minute Drive

4 — 5 Minute Drive

421 — 7 Minute Drive

60 — 9 Minute Drive

1968 — 9 Minute Drive

27 — 19 Minute Drive

BLUE GRASS AIRPORT
13 Minute Drive

DOWNTOWN LEXINGTON
13 Minute Drive



LEXINGTON, KENTUCKY

With a rich history in horses, bourbon distilling, and bluegrass music, Lexington Kentucky is the strategically located, cultural gem of Kentucky.

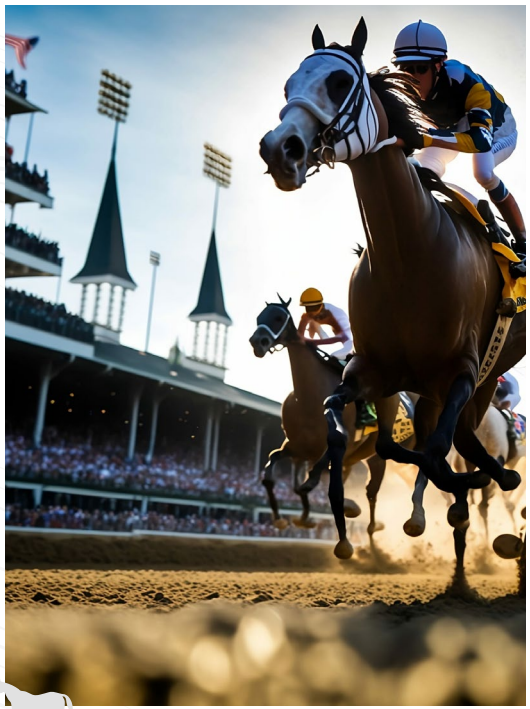
Business, residents, and tourists alike are attracted to Lexington's convenient location at the intersection of interstates 64 and 75 – the area is within a day's drive to two-thirds of the population of the United States. Nestled among world-famous Thoroughbred horse farms, Blue Grass Airport (LEX) offers direct flights to 17 destinations and connecting service to hundreds of cities worldwide.

As the second largest city in Kentucky, the city offers a robust economy with significant presence in the healthcare, manufacturing, retail, education, and hospitality industries. Lexington's prime location is also close to several major auto manufacturing plants such as Toyota (Georgetown, KY), Chevrolet (Bowling Green, KY and Fort Wane, IN), Ford (Louisville, KY), Honda (Marysville and East Liberty, OH), Nissan (Smyrna, TN), Stellantis (Toledo, OH), and Volkswagen (Chattanooga, TN).

Lexington businesses benefit from a robust talent pool from the University of Kentucky, Transylvania University, and Bluegrass Community & Technical Collage, as well as several universities in nearby cities. In order to maintain a strong economy, the city also has several incentives and programs to help businesses thrive. For more information, visit locateinlexington.com

In the 19th century shortly after the city's founding, Lexington earned the nickname "Athens of the West" as it was a mecca for intellectuals and lawmakers. As academic pursuits collaborated with the agrarian community, Lexington's unique culture is now a stomping ground for artists and creators of well-crafted goods and services. As such, residents of Lexington enjoy the city's cultural attractions of horse racing, art galleries and centers, and regular annual fairs and festivals.







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

University of Kentucky
TOYOTA
amazon
It's about kids. FAYETTE COUNTY PUBLIC SCHOOLS
BAPTIST HEALTH®
ups
HITACHI Inspire the Next
Lexmark™
LOCKHEED MARTIN
CONDUENT



#12
BEST CITY TO BUY A HOUSE IN AMERICA
(niche.com)



#34
BEST PLACES TO LIVE
(US News and World Report)

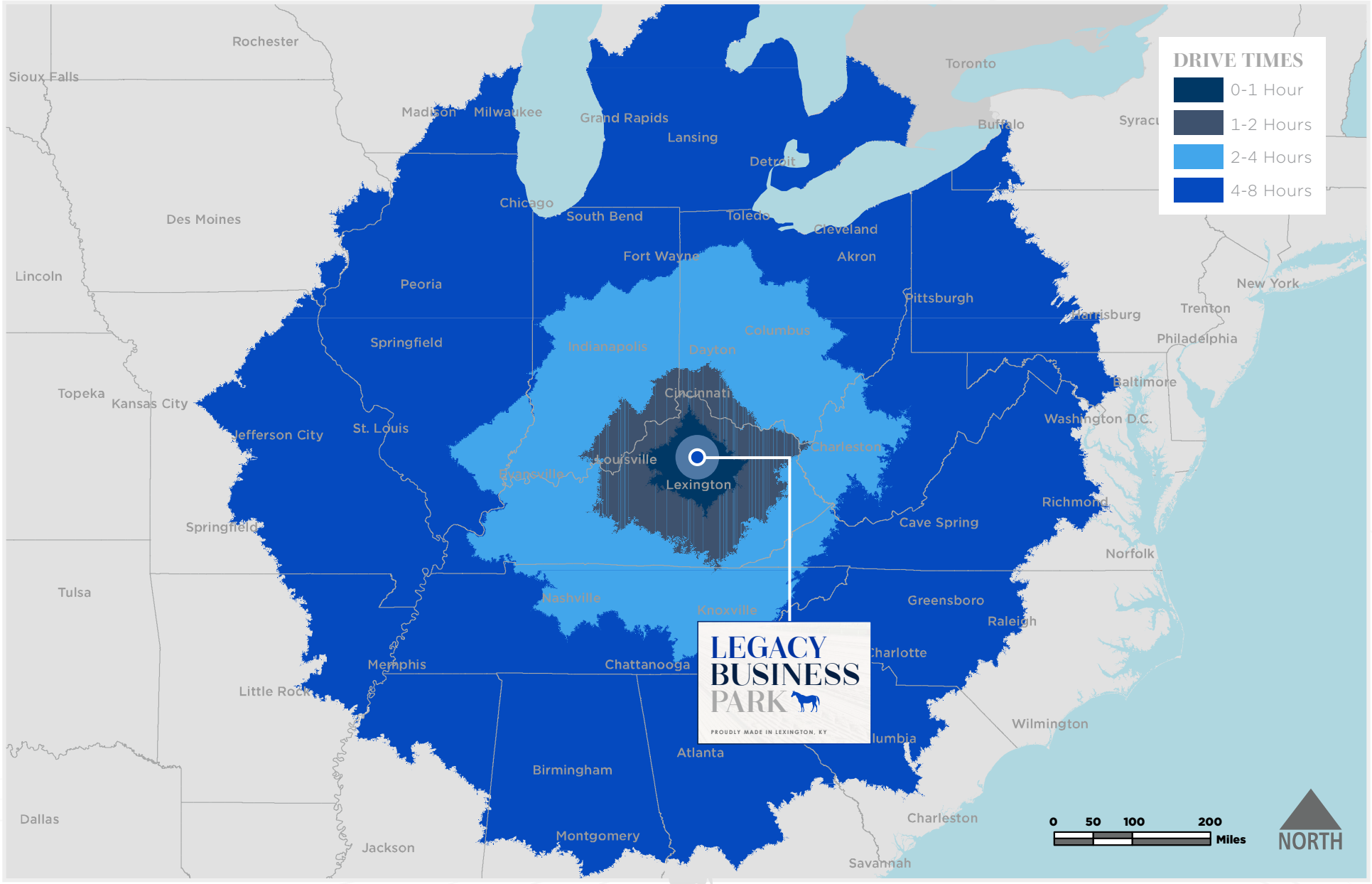


#7
BEST CITY FOR NEW COLLEGE GRADS
(SmartAsset)



#8
MID-SIZED METRO WITH BEST BUSINESS CLIMATE
(Business Facilities)

DISTRIBUTION ACCESS TO MAJOR CITIES







DOING BUSINESS IN KENTUCKY

The state of Kentucky is a quality place to do business. From the prime location, rich lifestyle, and a host of business incentives, there are no shortage of reasons to choose Kentucky to build and expand your business.

TOP 10 REASONS FOR LOCATING OR EXPANDING YOUR BUSINESS IN KENTUCKY

THE CENTER OF EVERYTHING

Kentucky is strategically located in the center of a 34-state distribution area in the eastern United States, meaning your business will be within a day's drive to over 65% of the U.S. population, personal income, and manufacturing business establishments.

UNMATCHED LOGISTICS

Kentucky businesses are served by two international airports and three global shipping hubs, helping earn the rank of 2nd in total air cargo shipments. With a strong presence of the world's most prestigious logistics companies, products made in Kentucky can be delivered anywhere in the world, virtually overnight.

STRONG NETWORKING

Kentucky is well served by Interstates 64, 65, 71, 75, 265, 275, five commercial airports and dozens of regional airports. This ideal transportation network can move products easily and efficiently by air, rail, road and intermodal to all points of the globe.

COST OF BUSINESS

Kentucky ranks 1st in the nation for cost of doing business, according to CNBC. Kentucky's innovative and progressive tax incentive programs also provide the flexible financial assistance that businesses need when locating, expanding, or reinvesting in the state.

ELECTRIFYING RATES

Kentucky has among the lowest cost of electricity in the industrial sector in the U.S., 17% lower than the national average.





TOP 10 REASONS FOR LOCATING OR EXPANDING YOUR BUSINESS IN KENTUCKY

THE WORKFORCE OF THE FUTURE

Kentucky offers workforce recruiting and training assistance for new and existing employees at no charge. The state trains more than 95,000 people across 5,000 companies per year.

BUSINESS-MINDED EDUCATION

The Kentucky education system understands the needs of business. From innovative K-12 schools and apprentice-style training to cutting edge research universities and continuing education programs, students are well prepared to answer current and future business needs.

INNOVATION & ENTREPRENEURSHIP

Business innovation and small business startups are highly encouraged in Kentucky. The state's Innovation Office offers startup and capitalization assistance as well as mentoring to help small businesses turn their ideas into a thriving reality.

QUALITY OF LIFE

As one of the lowest cost of living rates in the United states, money goes further in Kentucky. Cost of living rates are over 10% lower than the national average and housing costs are up to 30% lower. Work/life balance is achieved here with breathtaking countryside, bluegrass music, world-class art, and some of the finest state parks in the nation.

BUSINESS-FRIENDLY ATTITUDE

Kentucky has several incentive programs for new & expanding businesses. To learn more about which programs can benefit your business, check the state's website: ced.ky.gov

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LEXINGTON
Economic Partnership



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