

OXFORD CROSSING COMMERCE PARK

Industrial Build-To-Suit Opportunity
Phase 1: Up to 1,490,197 SF

Delaplain Road | Georgetown, Scott County, Kentucky



DEVELOPMENT OVERVIEW

Oxford Crossing Commerce Park is a master-planned industrial development on 161± acres along Delaplain Road in Georgetown, Kentucky.

The site has an approved preliminary development plan, obtained the required federal USACE 404 Permit, is zoned I-1, and is engineered to accommodate a multi-tenant configuration up to 1,500,000 SF on Phase 1 alone, with capacity to scale beyond 2.2 million SF at full buildout.

With major entitlements secured, off-site road improvements funded, and utilities sized for heavy industrial users, Oxford Crossing offers what has become increasingly rare in the central Kentucky market: a true shovel-ready, large-format industrial site uniquely positioned at the heart of Toyota's North American manufacturing ecosystem.

HIGHLIGHTS

LOCATION

892 Delaplain Road
Georgetown, KY 40324

AVAILABLE

Building A: 119,525 SF±
Building B: 81,298 SF±
Building C: 229,319 SF±

Size of building can be Modified per Tenant Needs

ACCESS

I-75 (nearby, immediate)
I- 64 (15 minutes)

PROJECT

Up to 2,239,548 SF on 161.14± AC
Phase 1: 1,490,197 SF on 119.03± AC; 281 trailer
parking stalls

DELIVERY

Fully Entitled
Build-to-suit (subject to tenants needs)

SUBMARKET

Scott County, KY Lexington–Fayette MSA (Bluegrass)

TOTAL BUILDING 1,490,197 SF
TOTAL ACREAGE 161.14 ACRES
ZONING I-1

PHASE I

PHASE II
(FUTURE DEVELOPMENT)

**PHASE 1
BUILDING B**
81,298 SF ±

PHASE 1 BUILDING D
273,608 SF

PHASE 1 BUILDING F
264,415 SF

**PHASE 1
BUILDING A**
119,525 SF±

PHASE 1 BUILDING C
229,319 SF

PHASE 1 BUILDING E
262,740 SF

PHASE 1 BUILDING G
259,292 SF

DETENTION / WQ

TRUCK BARRIER
DETAIL A (SEE SHEET)

PHASE 1 | BUILDING A

119,525 SF

Spec:	Building A	Fire Sprinklers:	ESFR
Total Size:	119,525 SF	Car Parks:	256 (248 Std + 8 ADA)
Building Depth:	257' - 10 3/8"	Trailer Parks:	27
Building Length:	463' - 3 5/8"	Dock Doors:	1 per 10,000 SF
Floor Slab:	7" unreinforced	Drive In Doors:	Four (4) 12' x 14'
Electrical:	277/480V, 3-phase, 2,000 amps	FFE:	938.75
Clear Height:	36'	Max Employees (Max Shift):	133
Column Spacing:	50' x 50' Interior / 63'-2 5/8" x 57'-10 1/8" Speed		

PHASE 1 | BUILDING A

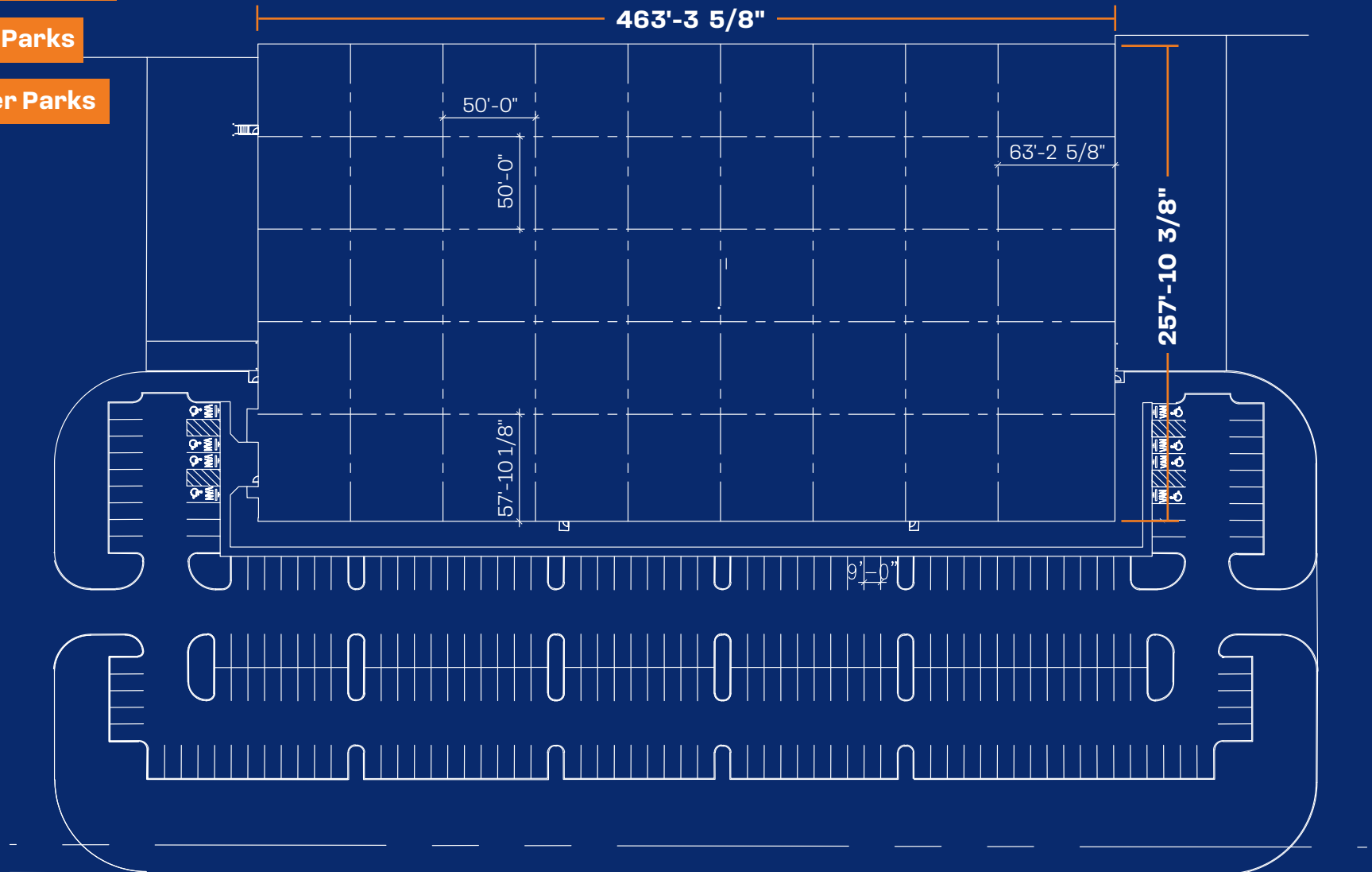
119,525 SF

FFE-938.75

36' Clear Height

256 Car Parks

27 Trailer Parks



PHASE 1 | BUILDING B

81,298 SF

Spec:	Building B	Fire Sprinklers:	ESFR
Total Size:	81,298 SF	Car Parks:	156 (152 Std + 4 ADA)
Building Depth:	267' - 8 3/8"	Trailer Parks:	14
Building Length:	303' - 2 3/8"	Dock Doors:	1 per 10,000 SF
Floor Slab:	7" unreinforced	Drive In Doors:	Four (4) 12' x 14'
Electrical:	277/480V, 3-phase, 2,000 amps	FFE:	948.00
Clear Height:	36'	Max Employees (Max Shift):	90
Column Spacing:	50' x 50' Interior / 67'-8 3/8" x 53'-2 3/8" Speed		

PHASE 1 | BUILDING B

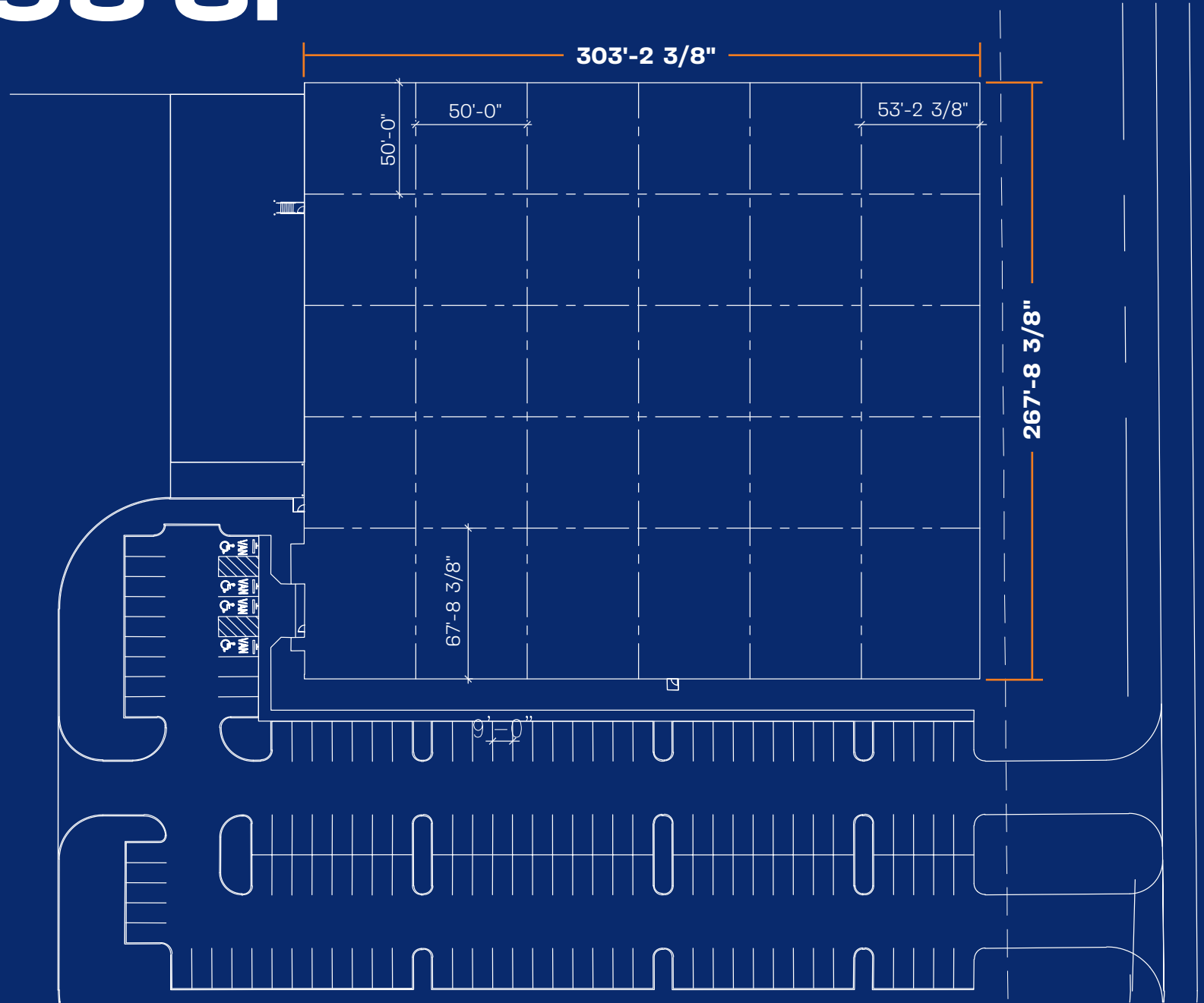
81,298 SF

FFE-948.00

36' Clear Height

156 Car Parks

14 Trailer Parks



PHASE 1 | BUILDING C

229,319 SF

Spec:	Building C	Fire Sprinklers:	ESFR
Total Size:	229,319 SF	Car Parks:	114 (107 Std + 7 ADA)
Building Depth:	307' - 5"	Trailer Parks:	0
Building Length:	762' - 0"	Dock Doors:	1 per 10,000 SF
Floor Slab:	7" unreinforced	Drive In Doors:	Four (4) 12' x 14'
Electrical:	277/480V, 3-phase, 2,000 amps	FFE:	936.25
Clear Height:	36'	Max Employees (Max Shift):	255
Column Spacing:	50' x 50' Interior / 61'-1 1/8" x 55'-4 5/8" Speed		

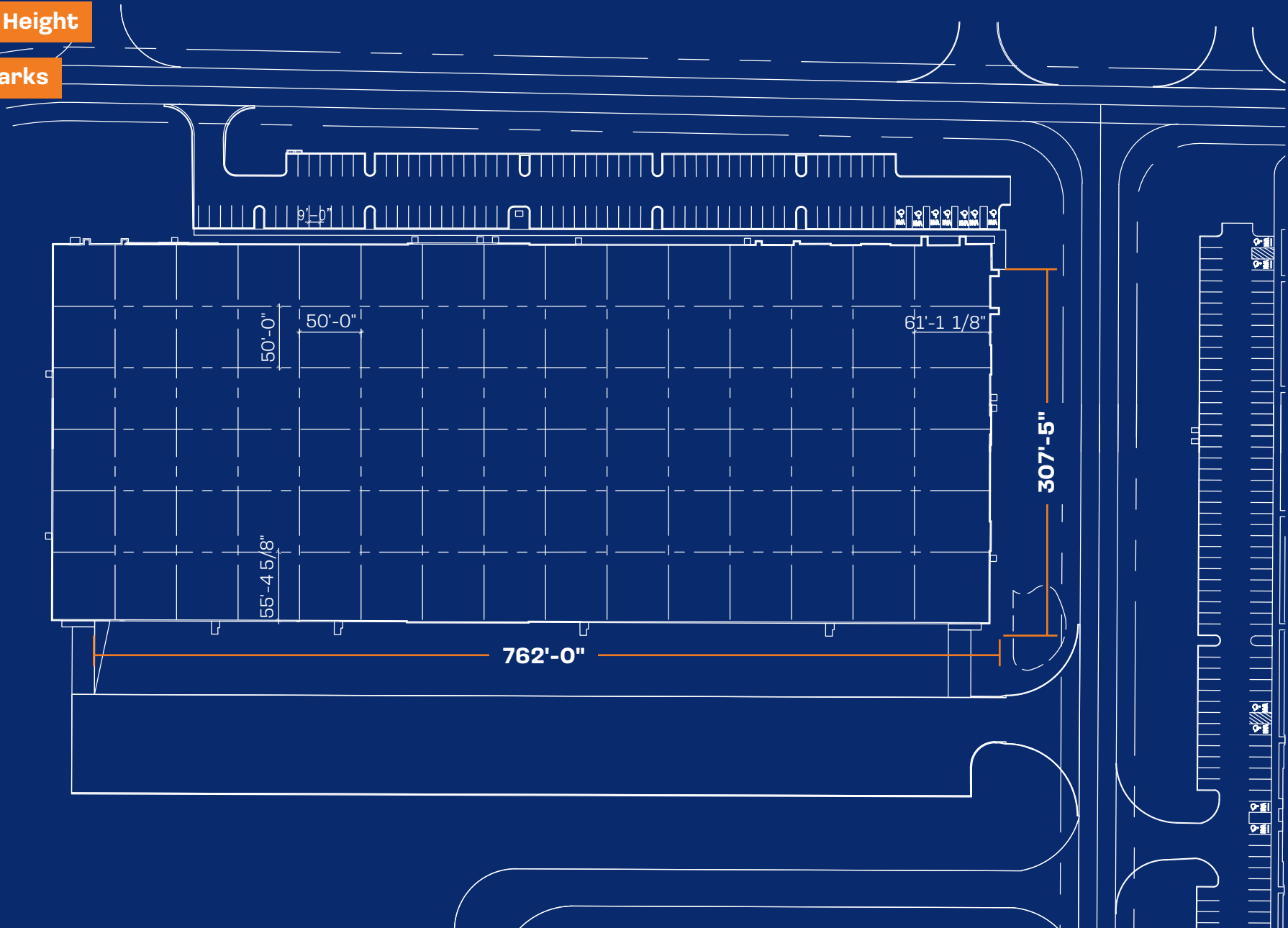
PHASE 1 | BUILDING C

229,319 SF

FFE-936.25

36' Clear Height

114 Car Parks



ENTITLED AND SHOVEL-READY

APPROVALS & ENTITLEMENTS SECURED

Zoning & Annexation

Complete (I-1 Industrial)

Preliminary Development Plan

Approved by the City of Georgetown

404 Army Corps Permit

Secured

Flood Zone

Site is outside the 100-year floodplain (FEMA Panel 21209C0183D)

UTILITIES TO SITE

All major utilities are available at the site with capacity sized for heavy industrial and advanced manufacturing users.

Power

2.5 MW currently available on-site through Blue Grass Energy Cooperative Corp.; expandable to 125 MW with the construction of a new on-site substation and distribution lines.

Water

16-inch line near-site, served by Kentucky American Water

Natural Gas

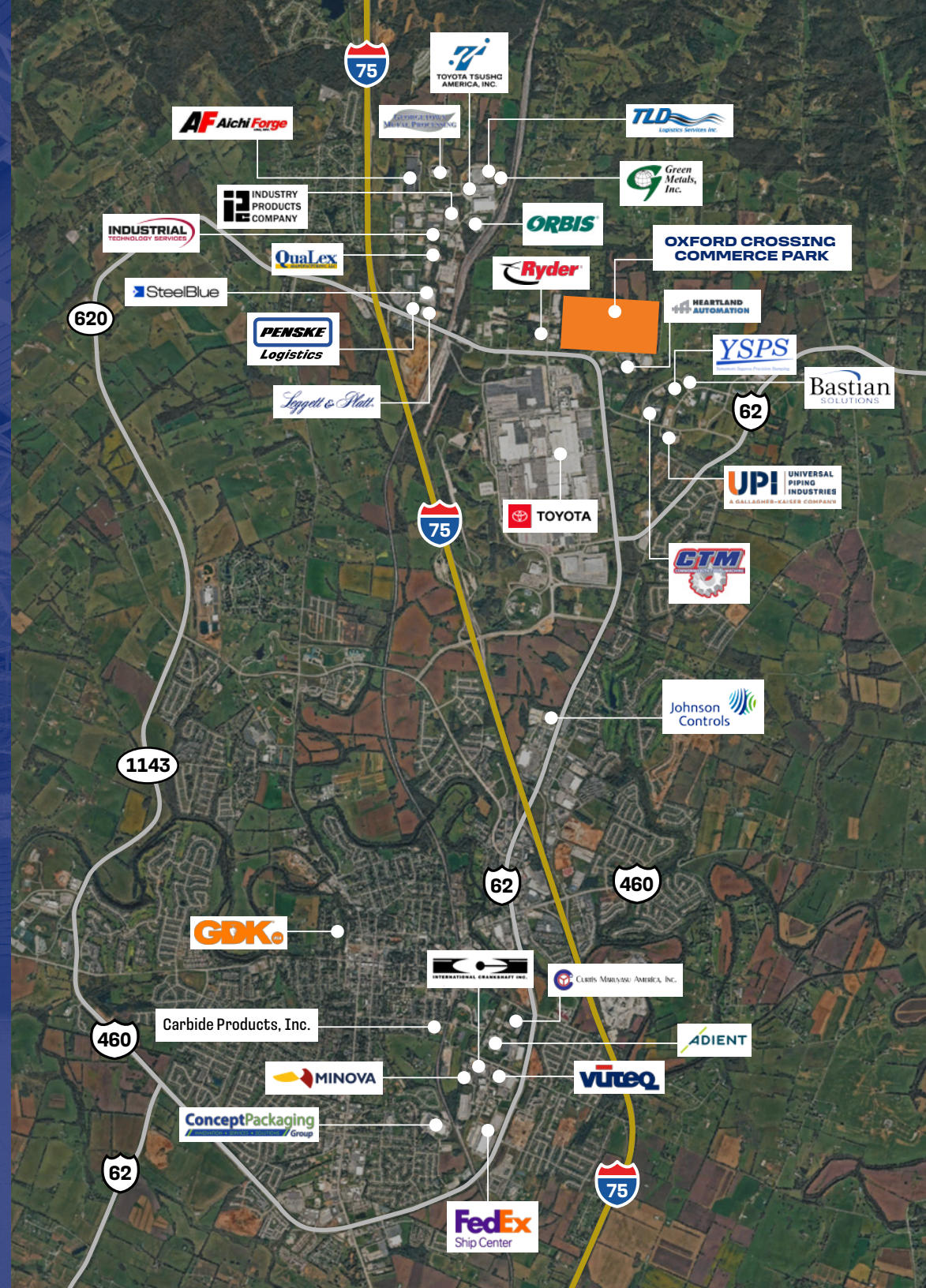
Columbia Gas: on-site line extensions funded by utility when usage justifies.

Sanitary Sewer

Treatment plant located approximately 1,000 yards from site with ample capacity for full buildout

NEIGHBORING COMPANIES

- Adient Technologies
- Aichi Forge USA, Inc.
- Bastian Solutions
- Carbide Products, Inc.
- Commonwealth Tool & Machine
- Concept Packaging Group
- Curtis Maruyasu America Inc.
- FedEx Ship Center
- GDK International, LLC
- Georgetown Metal Processing, LLC
- Green Metals, Inc
- Heartland Automation, LLC
- Industrial Tech Services, Inc.
- Industry Products Co (IPC)
- International Crankshaft, Inc.
- JCI Warehouse (Johnson Controls)
- Leggett & Platt, Inc.
- Minova USA - Georgetown
- ORBIS Corporation
- Penske Logistics, LLC
- Qualex Manufacturing
- Ryder Logistics
- Steelblue Building Components
- TLD Logistics Services
- Toyota Motor Manufacturing Kentucky (TMMK)
- Toyota Tsusho America, Inc.
- Universal Piping Industries
- Vuteq Kentucky
- YS Precision Stamping



Industrial Market Highlights

GEORGETOWN, KENTUCKY

HOME TO THE WORLD'S LARGEST TOYOTA PLANT.

Toyota Motor Manufacturing Kentucky (TMMK) operates an 8.1 million SF Georgetown campus employing 9,400 workers — Kentucky's #1 industrial employer and the anchor of one of the densest automotive supplier ecosystems in North America.

KENTUCKY'S FASTEST-GROWING COUNTY.

Scott County's 2026 population is estimated at 62,800, having grown 32.85% since 2010 — the highest growth rate of any county in the Commonwealth, with projections approaching 100,000 residents by 2040.

DENSE TIER-1 SUPPLIER BASE.

Toyota's network includes more than 350 suppliers nationwide and over 100 in Kentucky — with dozens clustered within minutes of TMMK, including Adient, Vuteq, Curtis Maruyasu, Aichi Forge, ORBIS, Toyota Tsusho, International Crankshaft, Leggett & Platt, and Bastian Solutions.

STRATEGIC LOCATION AT THE CENTER OF THE U.S. MANUFACTURING BELT.

Kentucky sits within a one-day drive of two-thirds of America's producers and consumers, with direct access via Interstates 75, 64, and 65 — ideal for inbound supply and outbound distribution.

GEORGETOWN, KENTUCKY

ONE OF AMERICA'S PREMIER LOGISTICS STATES.

Kentucky is the only state with three major international shipping hubs: Amazon Air Hub (CVC), DHL Americas Hub (CVC), and UPS Worldport (Louisville) — providing unmatched air-cargo connectivity for industrial tenants.

DEEP MANUFACTURING LABOR POOL.

Scott County is home to 10,971 industrial workers — the 4th highest concentration of any county in Kentucky, behind only Jefferson, Fayette, and Boone — providing tenants with a proven, skilled workforce.

Regional Drive Times

Louisville

71.9 miles via I-64

Cincinnati

69.4 miles via I-75

Knoxville

184 miles via I-75

Indianapolis

181 miles via I-75 & I-74

Chicago

364 miles via I-75, I-74, & I-64

Nashville

218 miles via I-64

Atlanta

394 miles via I-75

Charlotte

412 miles via I-40, I-26, & SR75

CHICAGO
5.5 HOURS

INDIANAPOLIS
3 HOURS

CINCINNATI
1.5 HOURS

LOUISVILLE
1.5 HOURS

GEORGETOWN

NASHVILLE
3.5 HOURS

KNOXVILLE
3 HOURS

CHARLOTTE
6.75 HOURS

ATLANTA
6 HOURS

FOR LEASE / BUILD-TO-SUIT

John Bunch, SIOR

Senior Advisor | Industrial Division
SVN Stone Commercial Real Estate
270 S Limestone, Lexington, KY 40508
859.264.0888
svnstone.com

