

100 SUMMER COURT

Georgetown, KY 40324

FOR SALE

Offering Memorandum



BLOCK+LOT

Executive Summary

Block + Lot Real Estate is pleased to present 100 Summer Court, a ±5,400 SF freestanding industrial/flex building situated on ±1.2 acres in Georgetown, Kentucky. Renovated in 2022, the property offers 14–16' clear heights, clear-span construction, 400 AMP power, a 12' × 12' automatic drive-in door, and 100% climate-controlled warehouse and office space. Additional land provides the opportunity to expand the building, increase parking, or accommodate outside storage, creating a highly functional owner-user opportunity in one of Central Kentucky's strongest industrial markets.

Situated within Georgetown Industrial Park, the property is surrounded by major employers including FedEx, Vuteq, Johnson Controls, Minova, and Curtis Maruyasu, and is located just 5.4 miles from Toyota Motor Manufacturing Kentucky (TMMK). Positioned only 3 miles from I-75, the property offers exceptional regional connectivity and convenient access to the Lexington MSA, making it well-suited for manufacturing, warehousing, distribution, or service operations.



5,400 SF

Building Area

*Expandable to 12,000 SF

1.2 Acres

Land

1-1 Light Industrial

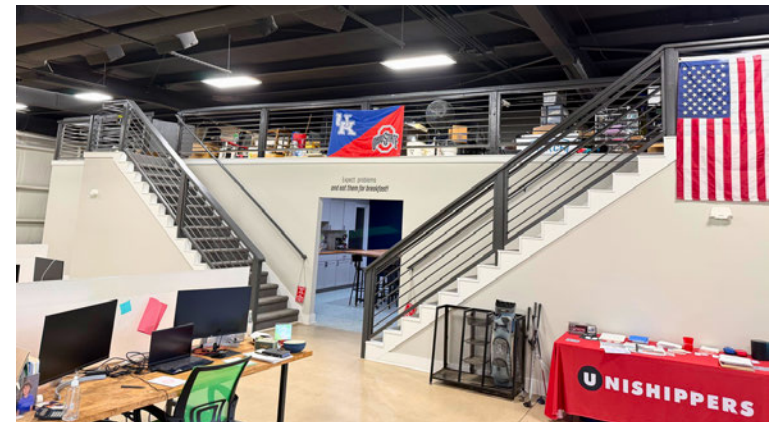
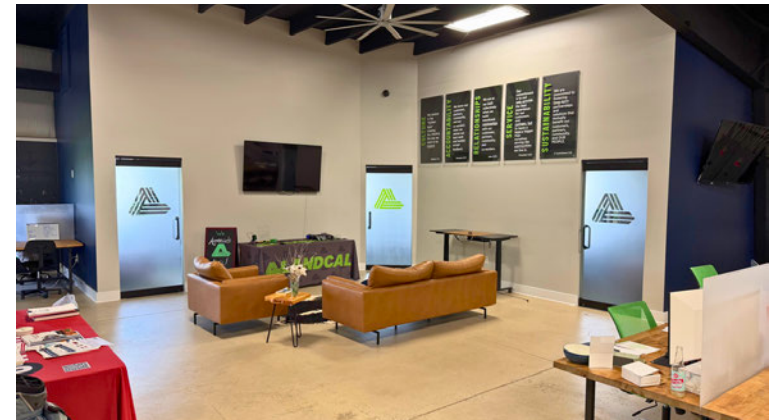
Zoning

\$825,000

Price

Property Overview

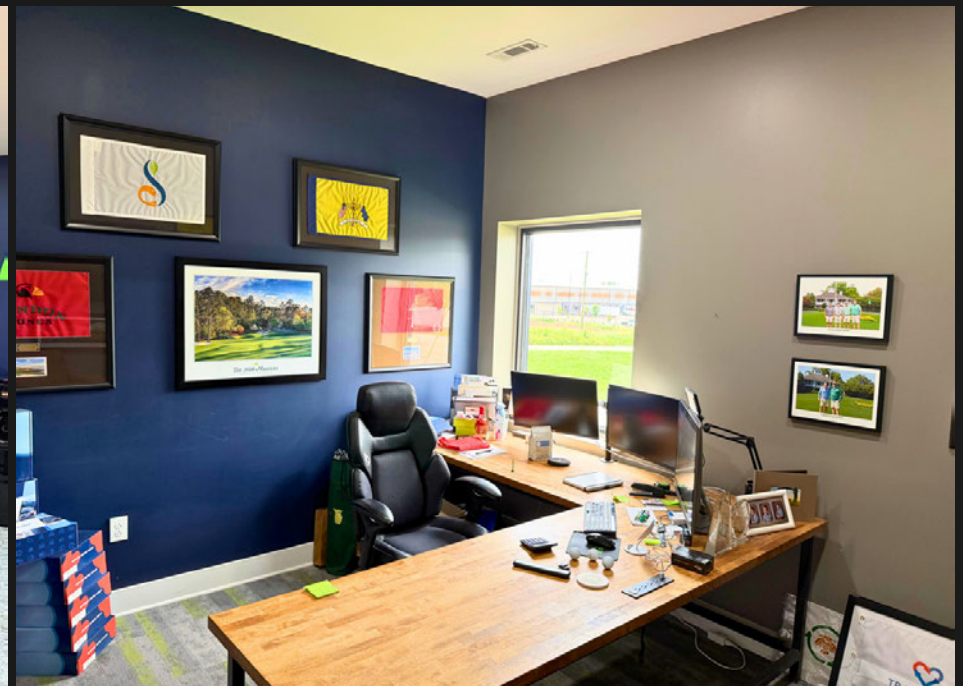
Address	100 Summer Court, Georgetown, KY 40324
Year Built/Renovated	2009/2022
Total SF/Office SF	5,400 SF (Expandable to 12,000 SF/ 1,742 SF)
Site Size/Zoning	1.2 Acres/ I-1 Light Industrial
List Price	\$825,000 (\$152.78/SF)
Construction/Dimensions	Split faced block/metal; 60' x 90'
Ceiling Height	14'-16'
Column Spacing/ Flooring	Clear span/ Sealed concrete
Drive-In Doors	1, 12'x12' automatic
Roof Type/Age	Standing Seam Metal/2009
Parking Spaces	7 spaces (expandable with additional land)/Potential for trailer parking/outside storage (appx. 0.45 AC additional land)
HVAC Warehouse/HVAC Office	100% climate controlled (2009) + 5 Big Ass Haiku Fans/100% climate controlled (2022)
Power	400 AMP
Signage	Building
Lighting	LED
Recent/Planned Improvements	Fully renovated offices, LED lighting, Silent Guard security, Sonos sound system (2022)
Mezzanine	Appx. 1,000 SF not included in total SF



Property Photos



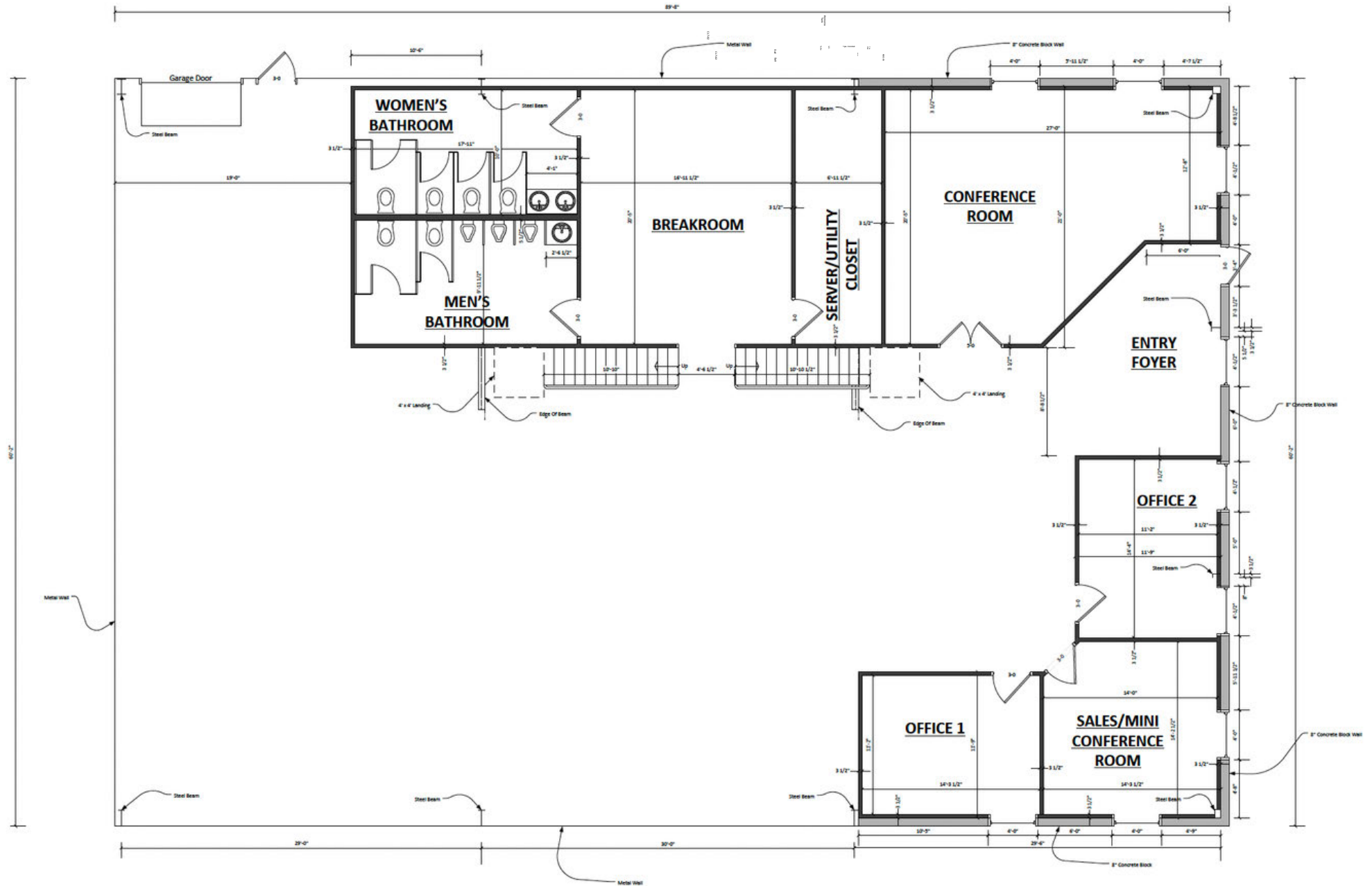
Property Photos



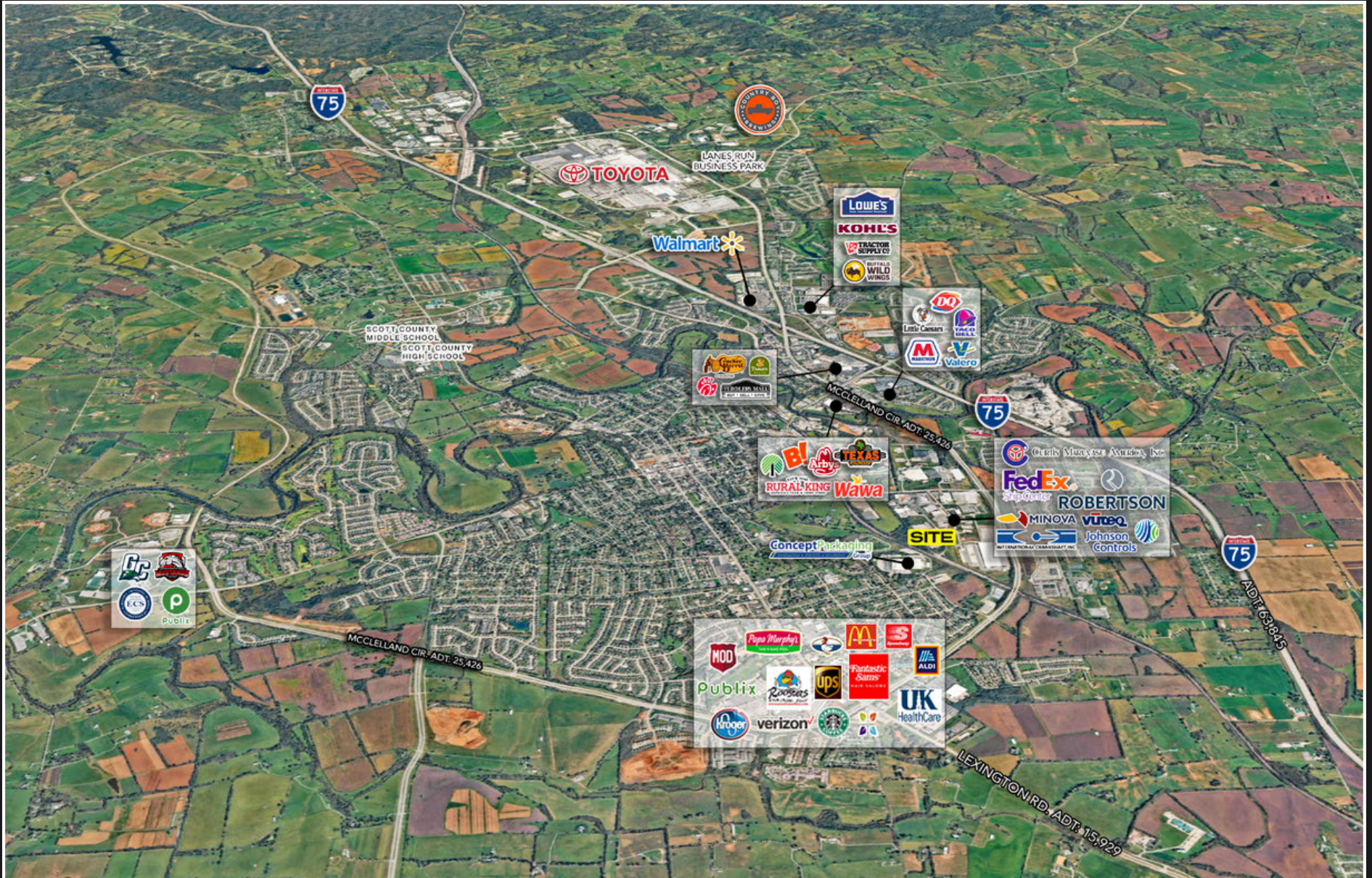
Property Photos



Floor Plan



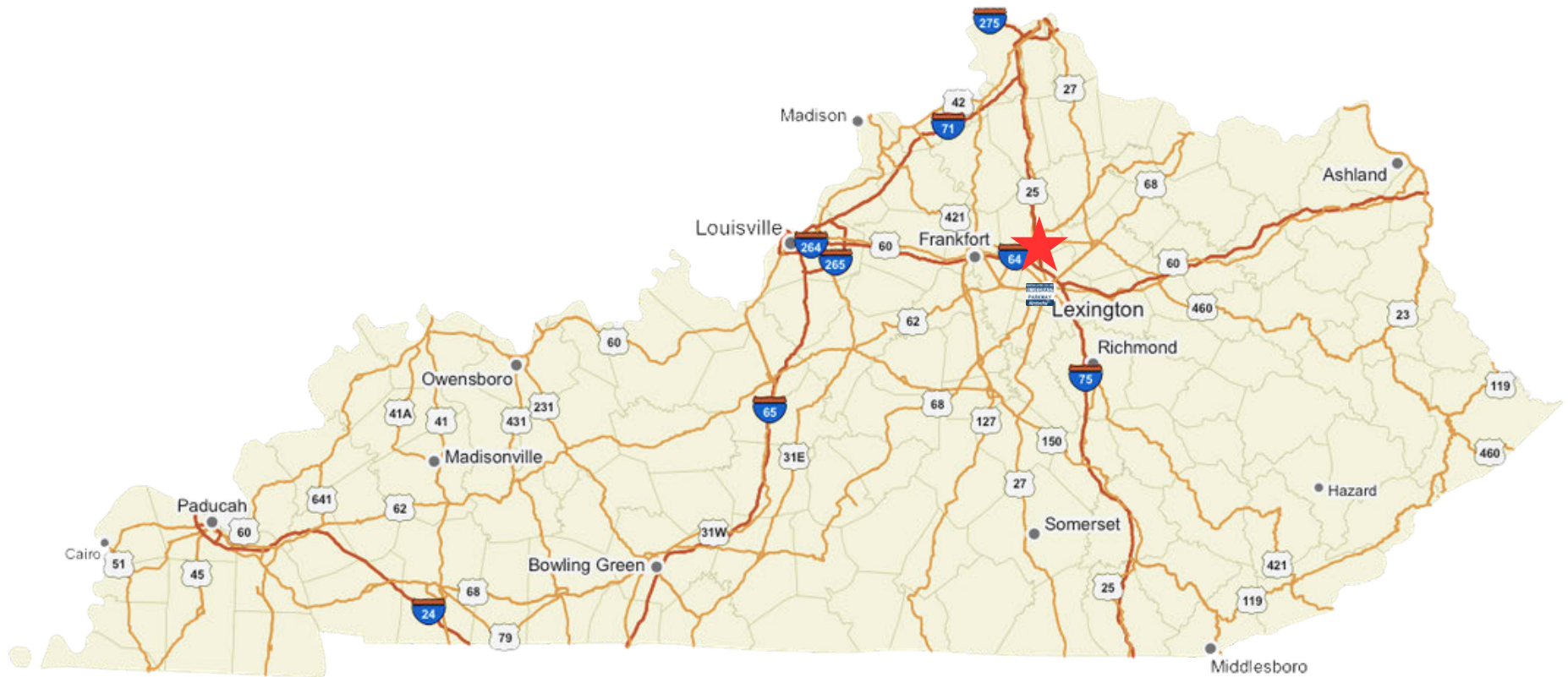
Aerial Map - Georgetown, KY



Aerial Map - Georgetown Industrial Park



Interstate Access



11 mi

to Interstate 64

3 mi

to Interstate 75

Regional Air Access

Georgetown's location within Central Kentucky places 100 Summer Court within convenient access to three commercial airports, creating a strong logistics advantage for industrial users. Blue Grass Airport (LEX) is approximately 18 miles away, while Louisville Muhammad Ali International Airport (SDF) and Cincinnati/Northern Kentucky International Airport (CVG) provide major passenger and global cargo connectivity within roughly a 60–90 mile radius.

This proximity to both UPS Worldport in Louisville and Amazon's primary air cargo hub in Cincinnati offers meaningful supply chain advantages, reducing transit times and expanding logistics options for manufacturing and distribution operations.



LEXINGTON (LEX)

Bluegrass Airport

~17 miles | ~22 min drive

- 1.6M passengers in 2025 (record year)
- Nonstop: Atlanta, Chicago, NYC, Denver, Dallas, Charlotte, Miami, Las Vegas
- Served by Delta, American, United, Allegiant
- \$709M annual economic impact; 4,745 jobs
- Terminal expansion planned in coming years

LOUISVILLE (SDF)

Muhammad Ali International Airport

~72 miles | ~1 hr 15 min drive

- 4.6M passengers in 2025; 40+ nonstop destinations
- Home to UPS Worldport — 5th busiest cargo airport globally
- 7.5B lbs of cargo handled in 2025 (record)
- 3rd busiest cargo airport in North America
- \$1B+ SDF Next capital improvement program underway

CINCINNATI (CVG)

Northern Kentucky International Airport

~67 miles | ~1 hr 5 min drive

- 9.2M passengers in 2024 (record); 55+ nonstop destinations
- Home to Amazon Air Hub (\$1.5B, 3M SF) and DHL Global Superhub
- 6th largest cargo airport in North America
- Nonstop transatlantic: London (British Airways), Paris (Delta)
- \$10.5B annual economic impact on the region

Sources: Blue Grass Airport (2026), Louisville Regional Airport Authority (2026), CVG Airport Authority (2025), Airports Council International (2024)

Market Overview

1,890,742

Population
(45-min drive)

65.1%

Labor Force Participation
(45-min drive)

124,913

Manufacturing Employment
(45-min drive)

\$84,216

Avg Annual Wage
(45-min drive)

\$24.3B

Manufacturing GDP (2024)
(45-min drive)

Sourced from Lightcast, JobsEQ, ESRI Business Analyst (2025)

Strategic Location

Georgetown, Kentucky, located in Scott County within the Lexington MSA, offers a strategic Bluegrass location with immediate access to Interstate 75 and convenient connectivity to Interstate 64, US Highway 25, and US Highway 460. The property sits within the Georgetown Industrial Park, one of Central Kentucky's premier manufacturing hubs, and is just 5.4 miles from Toyota Motor Manufacturing Kentucky (TMMK). Blue Grass Airport is approximately 18 miles away, providing commercial air access for business travel.



Quality of Life & Workforce

Scott County combines strong regional accessibility with an excellent quality of life. Known for its proximity to the University of Kentucky, historic downtown Georgetown, and the rolling landscapes of Kentucky horse country, the community continues to attract both residents and employers. The workforce pipeline is supported by nearby institutions including Georgetown College, the University of Kentucky, Bluegrass Community & Technical College, and Transylvania University, providing a steady supply of talent for manufacturing, logistics, and professional services.





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