



Industrial Development Land

0 Industry Parkway

Nicholasville, Kentucky 40356

Property Highlights

- Rare large tract of +/-74.75 AC of zoned industrial development land
- Signalized access to US 27
- Site accessed via Industry Parkway through an established industrial park
- All utilities are to the site
- Ideal for larger industrial user or industrial park development
- Most recent 1 AC zoned I-1 developed lot sale comp in trade area was \$345,000
- Conveniently located on US 27 with close proximity to south Lexington and Nicholasville, +/-15 miles to I-75/64 and +/-2.5 miles to Lexington

Offering Summary

Sale Price:	\$3,300,000
Sale Price/Acre:	+/- \$44,150/AC
Lot Size:	+/-74.75 Acres
Zoning:	I-1, Light Industrial

For More Information

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Conceptual Plan Shows:

- 28 lots in a total of 63.4 AC
- 5 larger 5-6 AC lots and 23 smaller 1.5-2 AC lots
- 5 AC of stormwater retention
- 5 AC of roads – 5,350 linear feet







