

TRIPLE CROWN BUSINESS PARK

Farristown Industrial Road, Berea, KY 40403

FOR SALE

Offering Memorandum

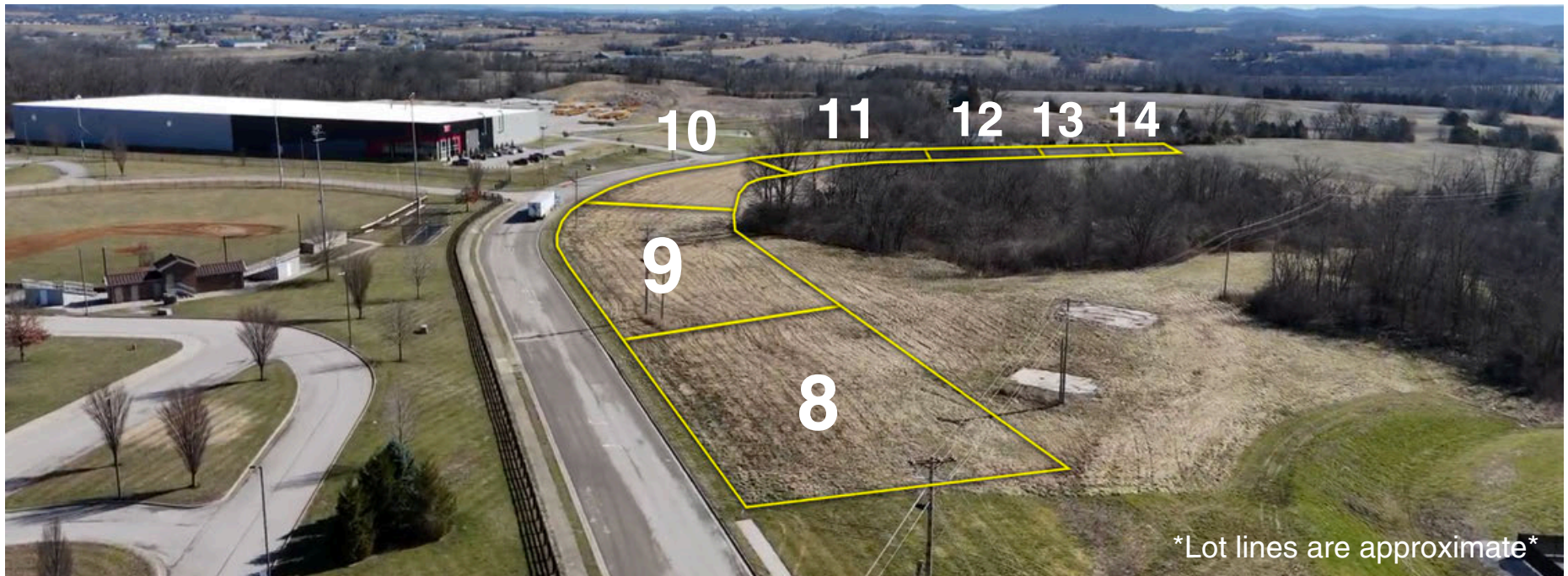


BLOCK+LOT

Executive Summary

Block+Lot Real Estate is pleased to present Lots 8–14 within the Triple Crown Business Park, a premier industrial development opportunity located along Farristown Industrial Road in Berea, Kentucky. The offering consists of seven shovel-ready lots ranging from approximately 1.0 to 1.2 acres, with all utilities available to each site. Zoned I-2 (Heavy Industrial), the property is well-positioned to accommodate a variety of industrial users seeking flexibility, accessibility, and immediate development potential.

Strategically located less than two miles from Interstate 75, the site offers strong regional connectivity and proximity to an established industrial corridor with major employers such as Novelis, Hyster-Yale, and EQI. Madison County continues to see strong growth, with the Triple Crown Business Park expected to create over 700 new jobs and offer access to available incentives. This positioning makes the site an attractive opportunity for both users and investors.



1-7.79 AC

Land

I-2 Heavy Industrial

Zoning

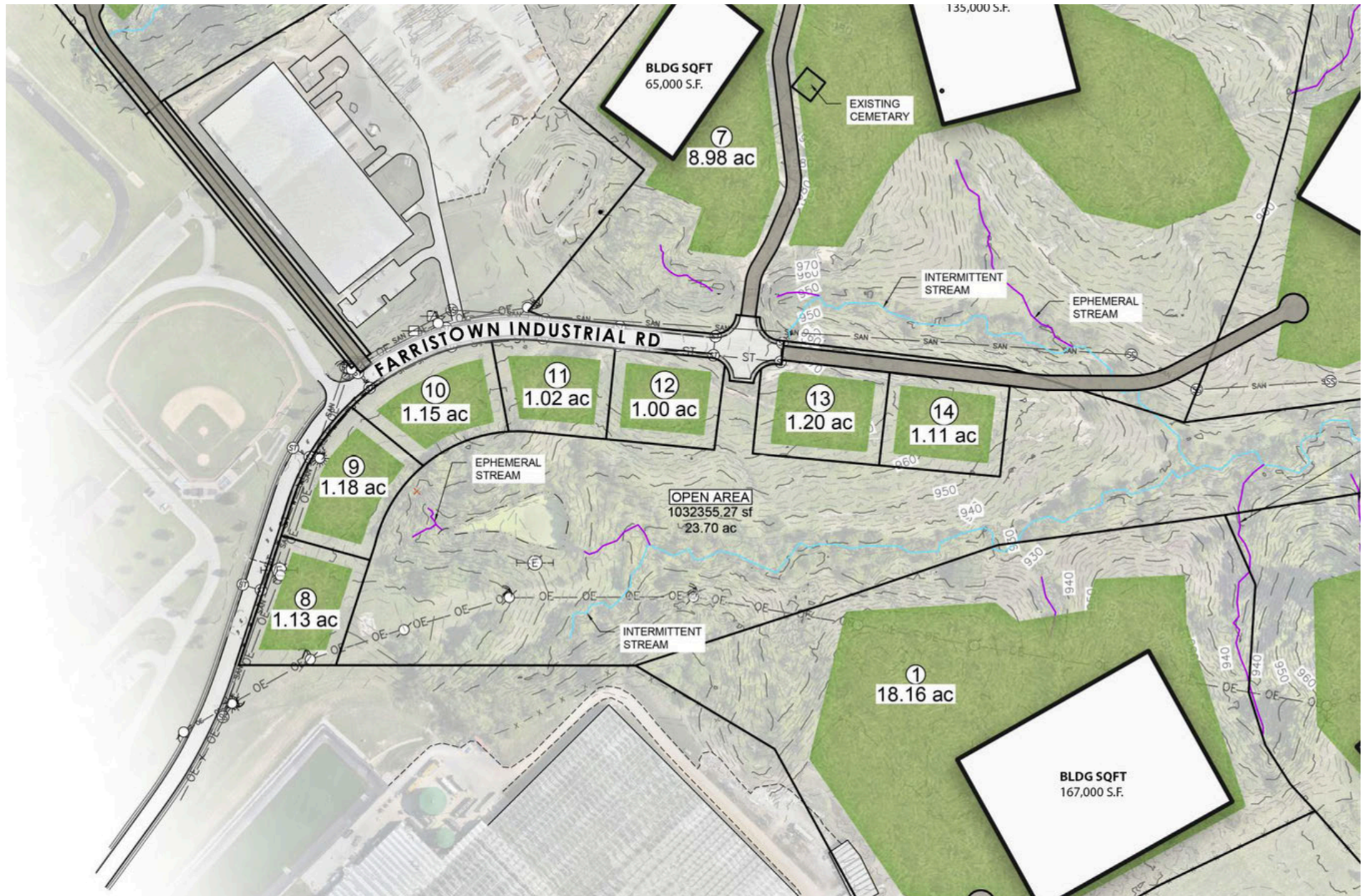
\$75,000/acre

Price

All to Site

Utilities

Conceptual Layout Plan - Phase 1



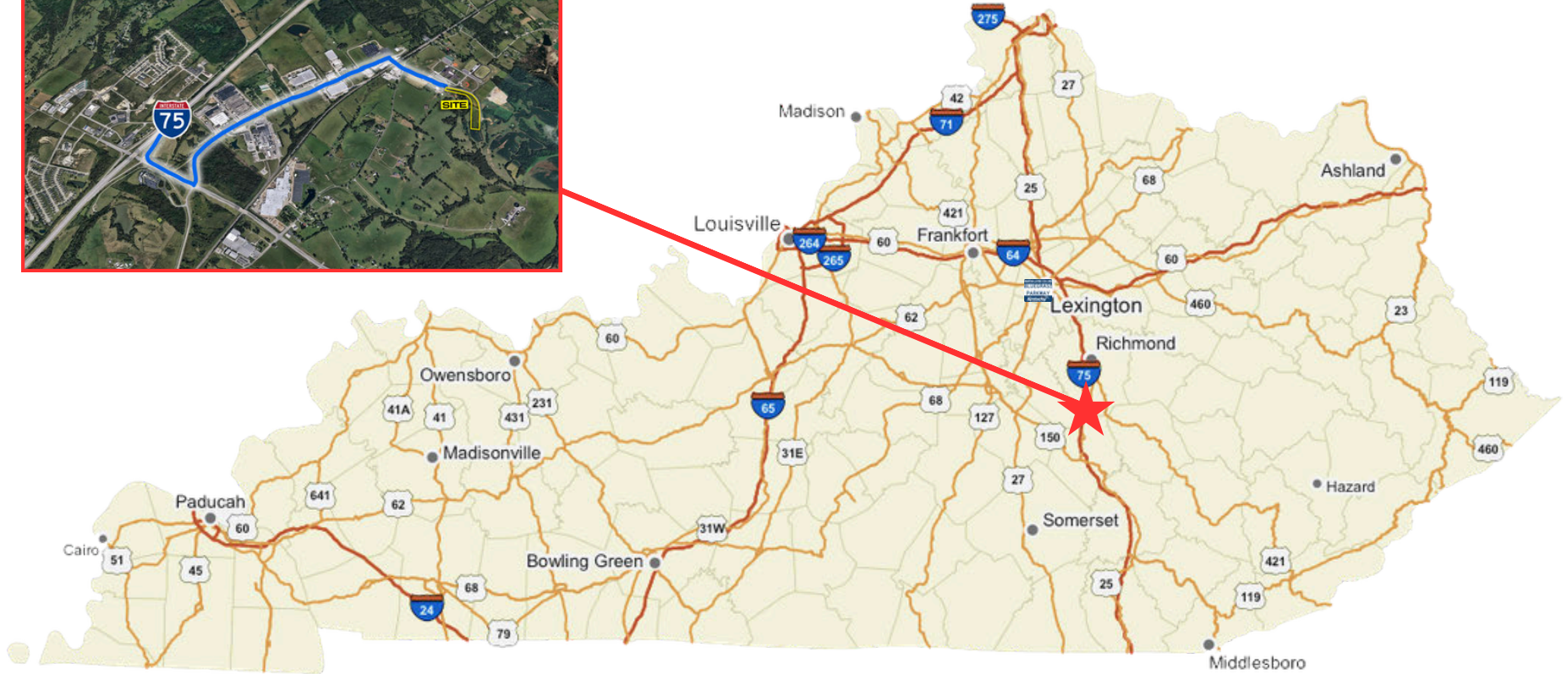
Property Photos



Aerial Map



Interstate Access



< 2 mi
to Interstate 75

955,637

Population
(45-min drive)

63-65%

Labor Force Participation
(45-min drive)

55,848

Manufacturing Employment
(45-min drive)

\$75,458

Avg Annual Wage
(45-min drive)

\$9B+

Manufacturing GDP (2024)
(45-min drive)

Sourced from Jobs EQ 2025 Q2

Strategic Location

Berea, Kentucky, located in Madison County along the I-75 corridor, offers a highly accessible position within the Bluegrass region. Situated just 40 miles south of Lexington, the area provides direct connectivity via Interstate 75 and convenient access to regional routes including U.S. Highway 25. Berea's location supports efficient distribution and logistics while maintaining proximity to Lexington's urban core and Blue Grass Airport, making it an ideal hub for industrial and business operations.



Quality of Life & Workforce

Berea combines small-town charm with a strong and growing workforce supported by Eastern Kentucky University and regional training institutions. Known for its arts community and outdoor amenities, including the Pinnacles and surrounding natural landscapes, the area offers an attractive quality of life for employees. Madison County continues to see steady growth, with a diverse labor pool, expanding industrial base, and a business-friendly environment that supports long-term investment.



Regional Partnership

The Central Kentucky Business Park Authority (CKBPA) oversees the Triple Crown Business Park to support end-users locating in the park and providing high-quality jobs for the region.

The CKBPA is prioritizing a regional approach to combine resources, align growth priorities across jurisdictions, and drive long-term economic development.

The CKBPA is a regional partnership supported by:



**Lexington-Fayette
Urban County
Government**

**Scott County
Fiscal Court**

**Madison County
Fiscal Court**

City of Berea



BLOCK+LOT

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