

300 CROSSFIELD DRIVE

Versailles, KY 40383

FOR SALE

Offering Memorandum



BLOCK+LOT

Executive Summary

Block + Lot Real Estate is pleased to present 300 Crossfield Drive, a +/- 151-acre light industrial development opportunity in Versailles, Kentucky. Strategically positioned within Woodford County's established commercial and industrial corridor, the property offers convenient access from both US Highway 60 and Crossfield Drive.

Surrounded by a strong mix of commercial and industrial activity, including Kroger and a newly announced +/- 50-acre commercial development anchored by Publix and Lowe's expected to create approximately 300 new full-and-part-time jobs, the site is well-positioned for a wide range of industrial and flex users.

The property can accommodate a variety of development configurations with divisible tracts ranging from approximately 8-acres to 45-acres making 300 Crossfield Drive an attractive opportunity for both end-users and developers seeking flexibility and high-quality land within a growing Versailles industrial and commercial corridor.



Woodford
County

+/-150.78 Acres
Land - Divisible

I-1 Light Industrial
Zoning

\$85k-\$100k/acre
Price

Property Overview

Address 300 Crossfield Drive, Versailles, KY 40383

County Woodford County

Land Area +/- 150.78 Acres

PVA Parcel ID 30-8002-009-00; 30-8002-0070-00; 30-8002-006-00; 30-8002-008-00

Zoning I-1 (Light Industrial)

Electric LG&E & KU

Utilities All utilities at the property with ample capacity

Water/Wastewater Versailles Municipal Utilities

Gas Columbia Gas of Kentucky

Access Dual Access - Crossfield Drive & US-60

Rail Rail-served by RJ Corman rail line

Price \$85k/acre-\$100k/acre (Owner will consider subdivision)



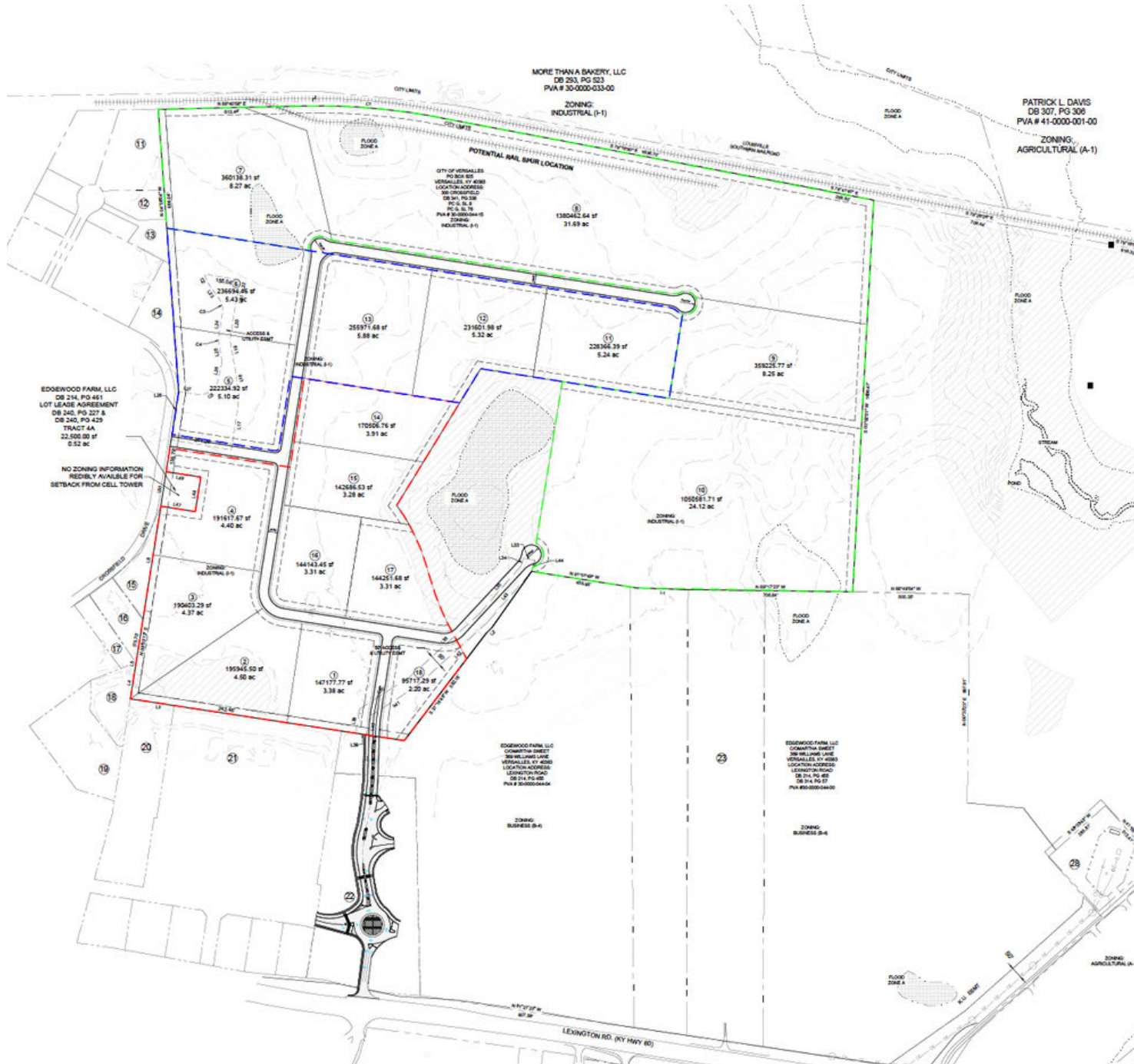
Property Photos



Property Photos



Conceptual Plan - For Discussion Purposes Only



SITE STATISTICS

PROPERTY INFORMATION:

STREET ADDRESS: 300 CROSSFIELD
VERSAILES, KY 40383
DEED BOOK: DB 341, PG 338
NUMBER OF LOTS: 4
RESULTING LOTS: 18
AREA: 150.77 ACRES
ZONING: I-1
MINIMUM FRONTAGE: 50'
SETBACKS: FRONT: 25'
SIDE: NONE
REAR: 20' FOR 1-STORY, 30' FOR 2 STORY
+ 5' FOR EACH STORY OVER 3

OWNER/DEVELOPER:

MARK MILLER
EDGEWOOD 115 LLC
16000 TEXAS PARKWAY, STE. 300
DALLAS, TX

PROJECT INFORMATION:

PROPOSED USE: INDUSTRIAL/ FLEX SPACE
BUILDABLE AREA: 5,110,800 S.F.

SURFACE PARKING PROVIDED:

PROPOSED PARKING: - SPACES
PROPOSED ADA PARKING: - SPACES
TOTAL: - SPACES

PAVEMENT:

LENGTH OF ROAD: 5,390 L.F.
6" CURB: 10,890 L.F.
CONCRETE SLAB: - S.F.

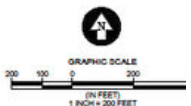
LEGEND:

3.4 ACRE LOTS

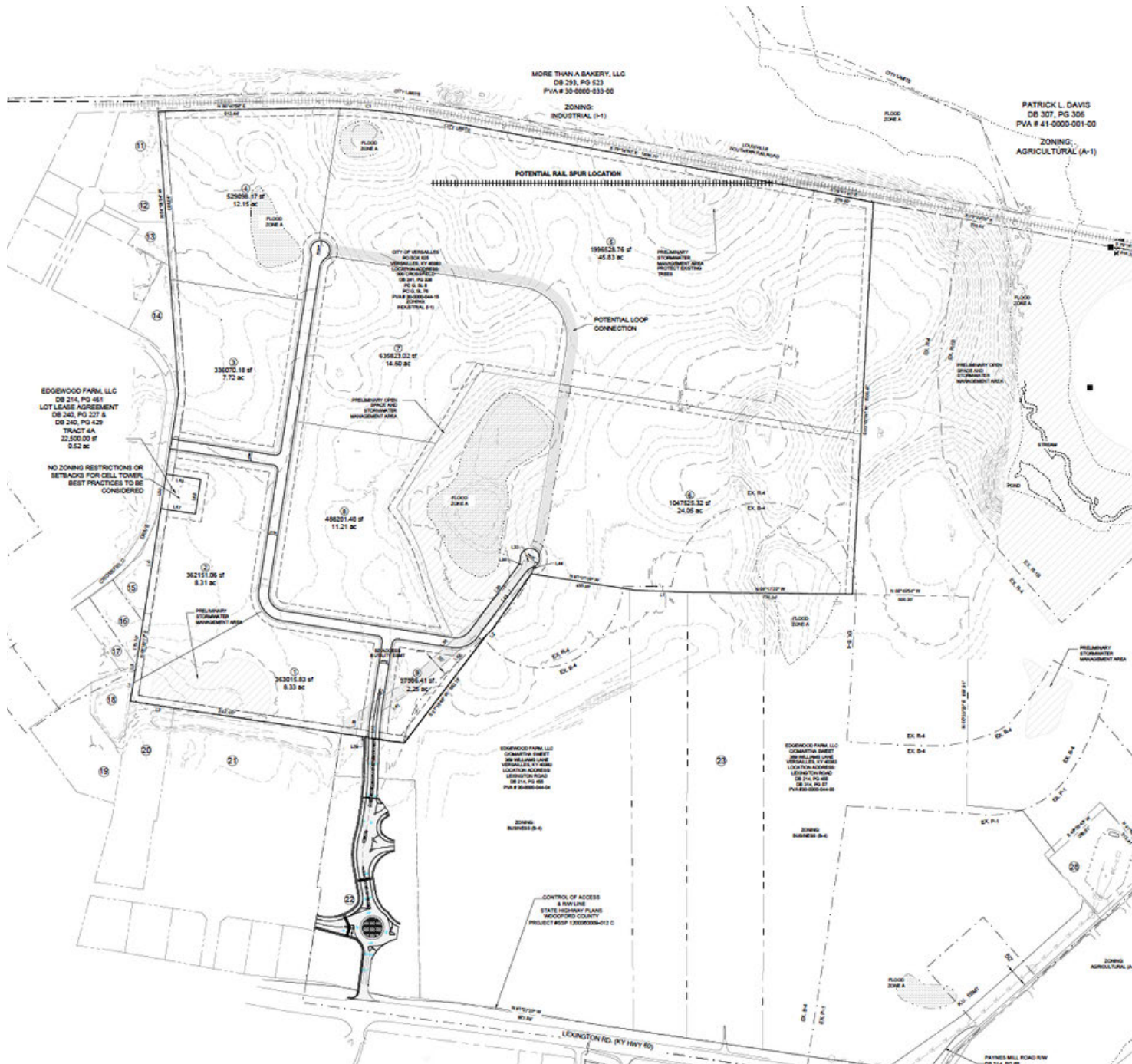
6.7 ACRE LOTS

7.4 ACRE LOTS

NOT FOR
CONSTRUCTION



Conceptual Plan - For Discussion Purposes Only



SITE STATISTICS

PROPERTY INFORMATION

STREET ADDRESS: 300 CROSSFIELD
VERSAILES, KY 40383
DEED BOOK: DB 341, PG 338
NUMBER OF LOTS: 4
RESIDING LOTS: 10
AREA: 152.77 ACRES
ZONING: I-1
MINIMUM FRONTAGE: 50'
SETBACKS: FRONT: 25'
SIDE: NONE
REAR: 20' FOR 1-STORY, 30' FOR 2 STORY
+ 5' FOR EACH STORY OVER 3

OWNER/DEVELOPER

MARK MILLER
EDGEWOOD 119 LLC
16000 TEXAS PARKWAY, STE. 300
DALLAS, TX

PROJECT INFORMATION

PROPOSED USE: INDUSTRIAL FLEX SPACE
BUILDABLE AREA: 4,994,885 S.F.

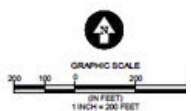
SURFACE PARKING PROVIDED

PROPOSED PARKING: 1 SPACES
PROPOSED ADA PARKING: 1 SPACES
TOTAL: 1 SPACES

PAVEMENT

LENGTH OF ROAD: 3,885 L.F. (5,190 L.F. WITH EXTENSION)
6" CURB: 7,750 L.F. (12,030 L.F. WITH EXTENSION)
CONCRETE SLAB: - S.F.

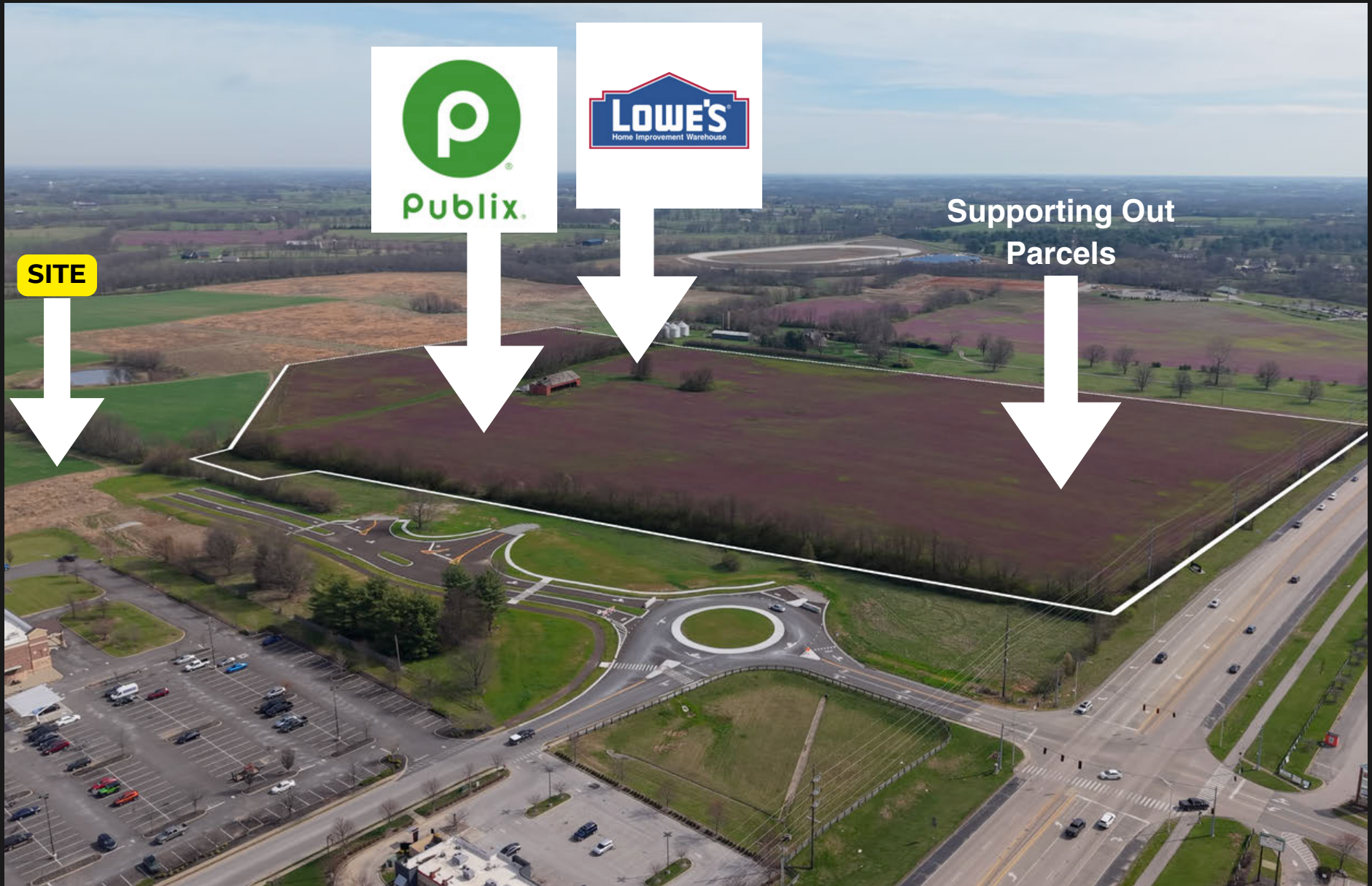
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Aerial Map



Aerial Map - Proposed Retail Anchors





< 10 mi

to Interstate 64

< 14 mi

to Interstate 75

< 7 mi

to Bluegrass Parkway

Regional Air Access

Woodford County's position within a 90-mile radius of three commercial airports creates a logistics and connectivity advantage. The combination of a growing regional airport minutes away, a top-five global cargo hub in Louisville, and a major international passenger and freight gateway in Cincinnati gives this corridor access typically reserved for primary metros.

Few secondary industrial markets in the U.S. sit within a one-hour drive of both UPS Worldport and Amazon's primary air cargo hub. For industrial tenants with time-sensitive supply chain requirements, this dual-hub proximity is a material operational advantage that directly reduces transit times and logistics costs.



LEXINGTON (LEX)

Bluegrass Airport

~8 miles | ~15 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

~64 miles | ~1 hr 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

~90 miles | ~1 hr 30 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)

1,734,293

Population
(45-min drive)

64.7%

Labor Force Participation
(45-min drive)

111,638

Manufacturing Employment
(45-min drive)

\$82,868

Avg Annual Wage
(45-min drive)

\$21.7B

Manufacturing GDP (2024)
(45-min drive)

Sourced from Jobs EQ 2025 Q2

Strategic Location

Versailles, Kentucky, located in Woodford County adjacent to Lexington and Fayette County, offers a strategic Bluegrass location with immediate access to US Highway 60 and excellent connectivity to Interstate 64, Interstate 75 (via Lexington), and the Bluegrass Parkway. Blue Grass Airport is just minutes away, providing commercial air access for business travel.



Quality of Life & Workforce

Woodford County combines regional accessibility with exceptional quality of life. Known for its rolling horse farms and premier location in the heart of bourbon country, the community offers strong public schools, a growing retail base, and thoughtful residential development — all while being near to Lexington's urban amenities. The workforce pipeline is supported by Midway University and nearby institutions including the University of Kentucky, Transylvania University, and Georgetown College.





BLOCK+LOT

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