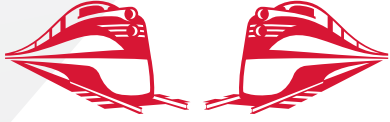


# RJ Corman

Railroad Company



## BLUEGRASS STATION LEXINGTON, KY

### OVERVIEW

**TYPE:** BUILDING

**ACRES:** 58

**BUILDING SQ. FT:** 132,550

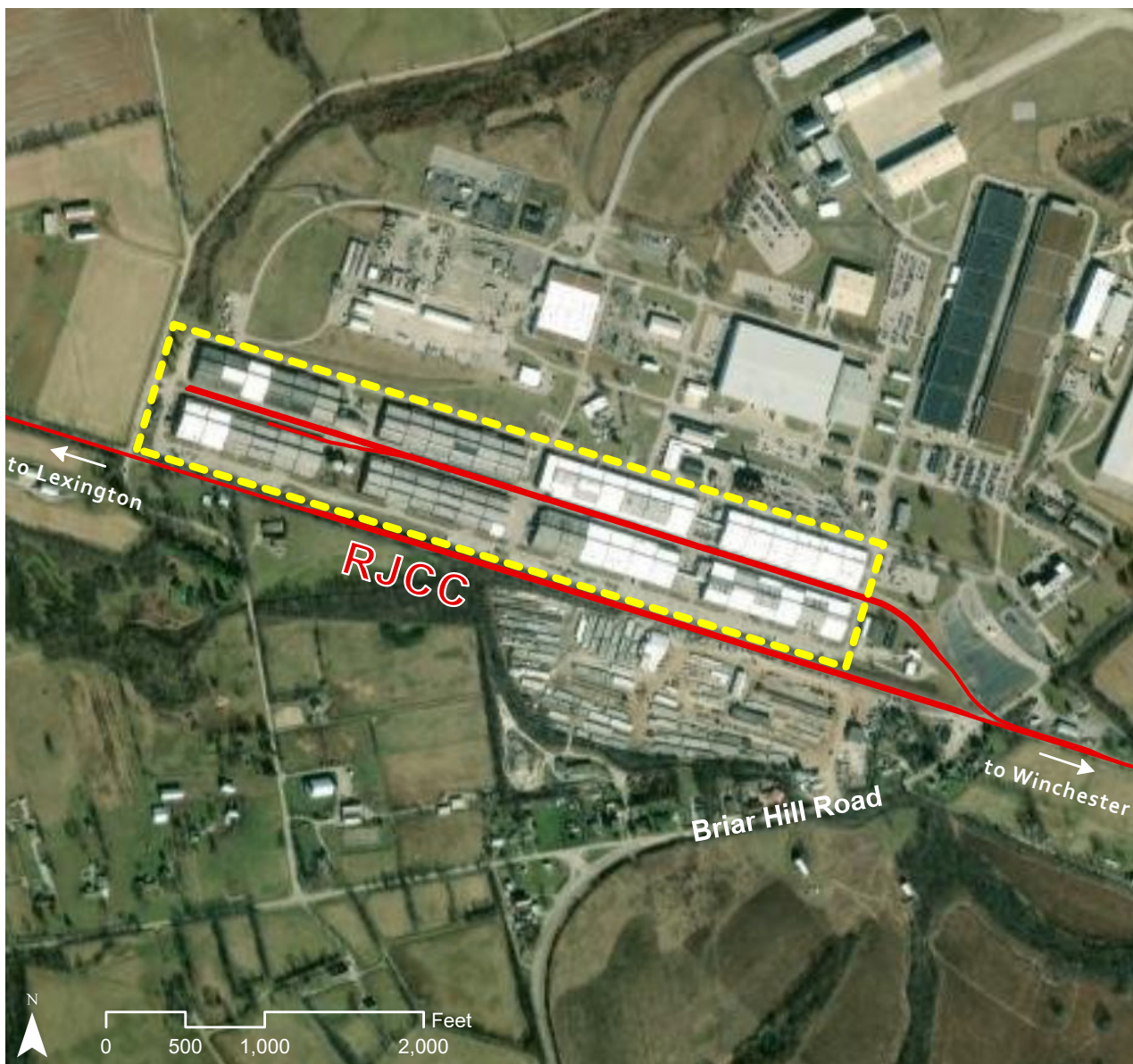
**DIVISIBLE:** YES

**ZONING:** LIGHT INDUSTRIAL

**OWNERSHIP:** PUBLIC

**FOR SALE/ LEASE:** LEASE

**PRICE PER ACRE** \$6/SF



INDUSTRIAL DEVELOPMENT SITE

**JAKE WEIR**

DIRECTOR, COMMERCIAL & INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

[RJCORMAN.COM/DEVELOPMENT](http://RJCORMAN.COM/DEVELOPMENT)

# BLUEGRASS STATION

LEXINGTON, KY

## LOCATION

**Latitude, Longitude:** 38.0748, -84.3272

**County:** Fayette

## PROPERTY DETAILS

**Under Roof:** 1M SF

**Security:** Yes - 24/7

**Due Diligence Conducted:** Soil and Water studies conducted

## UTILITY

**Electric Provider / Details:** Kentucky Utilities / 3 phase

**Water Provider / Details:** American Water / Varies based on building

**Sewer Provider / Details:** Bluegrass Station / Water treatment plant on site

**Gas Provider / Details:** Columbia Gas / Varies based on building

**Telecom Provider / Details:** Windstream, AT&T / On site

## TRANSPORTATION

**Nearest Highway / Distance:** Hwy 59 / Adjacent

**Nearest Interstate / Distance:** I-64 / 3 Miles

**Nearest Airport / Distance:** Blue Grass Airport (LEX) / 15 miles

**Nearest Port / Distance:** Louisville- Jefferson County Riverport / 75 Miles

## R. J. CORMAN

**Closest Distribution Center:** Nicholasville Material Sales Yard

**Closest Transloading Facility:** Lexington Yard

**Class I Interchange Partner(s):** CSX & Norfolk Southern

**Interchange Points(s):** Louisville, Winchester (CSX) / Lexington (NS)

**Served by:** RICC

