

COLDSTREAM RESEARCH CAMPUS

36± ACRES - SITES FOR SALE



COMMERCIAL | INDUSTRIAL | OFFICE
McGRATHIANA PKWY & CITATION BLVD, LEXINGTON, KY 40517



PROPERTY HIGHLIGHTS

The Coldstream Research Campus is a premier business location in the heart of the world-famous Kentucky Bluegrass region. The campus was once a prominent horse farm that is now transformed into a 735 acre business hub.

LOCATION	Lexington, KY
LAND SIZE	36± Acres
TOPOGRAPHY	Flat
JURISDICTION	Fayette County
ZONING	P-2 (Commercial, Industrial, Office)
AVAILABILITY	Fully engineered shovel ready sites
UTILITIES	All utilities at site



Strong industrial demand throughout the region



Located within a 1-day drive of 60% of the US population



Low labor costs compared to the National average



State and local incentives and tax programs



CONCEPT PLAN LAYOUT

LOT #	ACERAGE	STATUS
LOT 22	9.69 AC	Available
LOT 23	8.08 AC	Available
LOT 24	5.92 AC	SOLD
LOT 25b	2.56 AC	Available
LOT 25c	4.16 AC	Available
LOT 31	11.53 AC	Available
TOTAL	41.94 AC	



LOCATION HIGHLIGHTS

- Intersection of I-75/I-64 at Exit 115
- Gateway to Lexington's high-tech, higher education corridor
 - » 3 miles to downtown
 - » 4.5 miles to University of Kentucky
 - » 7.5 miles to Bluegrass Airport
- Convenient to lodging, dining, shopping, and entertainment
 - » On-site Embassy Suites Hotel and Conference Center
 - » On-site Fifteen 51 Apartments-260 units (2nd Qtr 2022)
- 1,400 hotel rooms, 9 restaurants at Exit 115
- 735 total acres including a 225-acre park
 - » Pedestrian/bicycle trails
 - » Large fenced in dog park
- Top 10 educated workforce
- Vibrant entrepreneurial community
- Low cost of living and high quality of life





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15

Downtown Lexington
15 Minutes
- 

20

Blue Grass Airport
20 Minutes
- 

75

Downtown Louisville
75 Minutes

SITE



Citation Blvd

Citation Blvd

Georgetown Rd

Newtown Pike

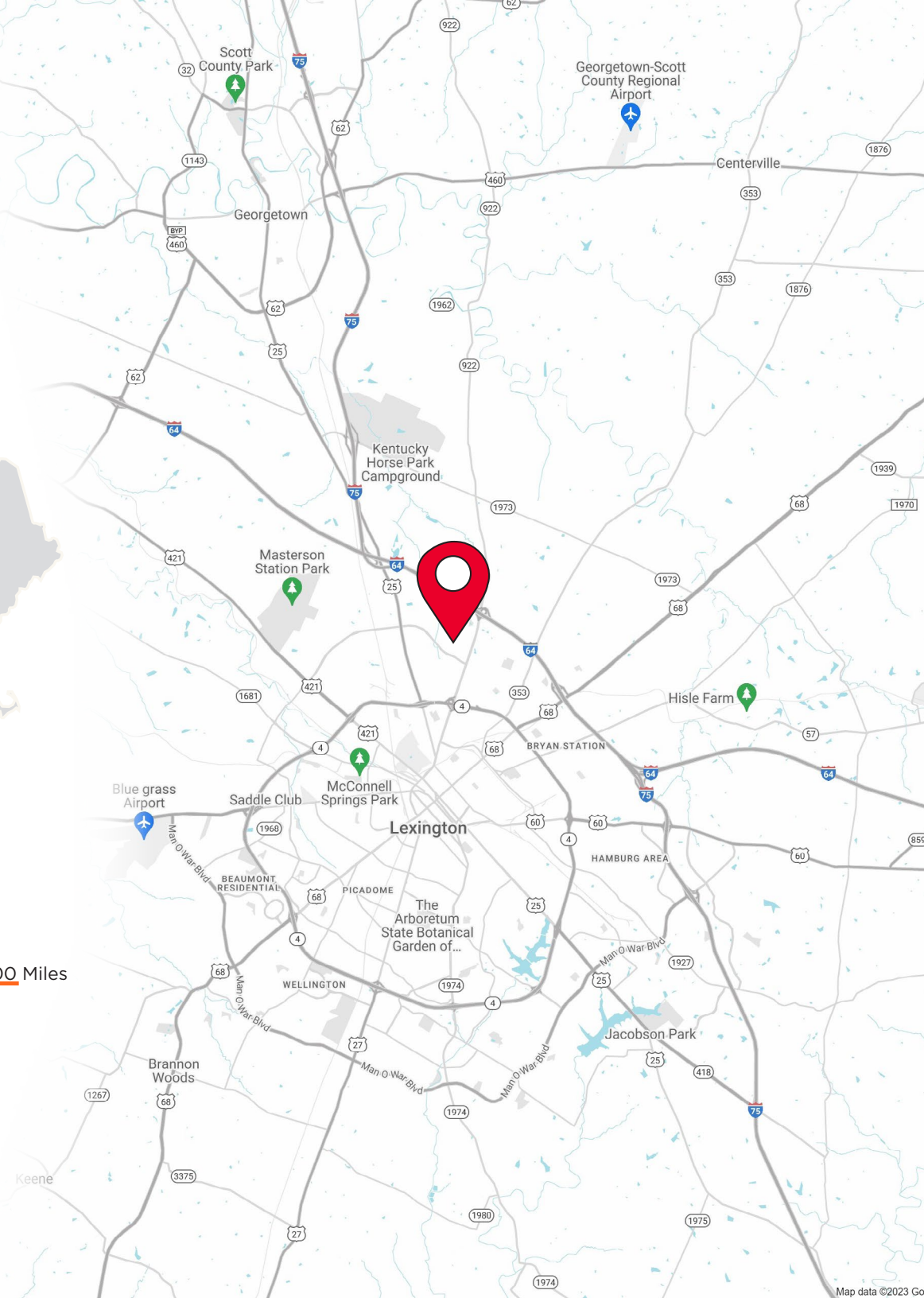
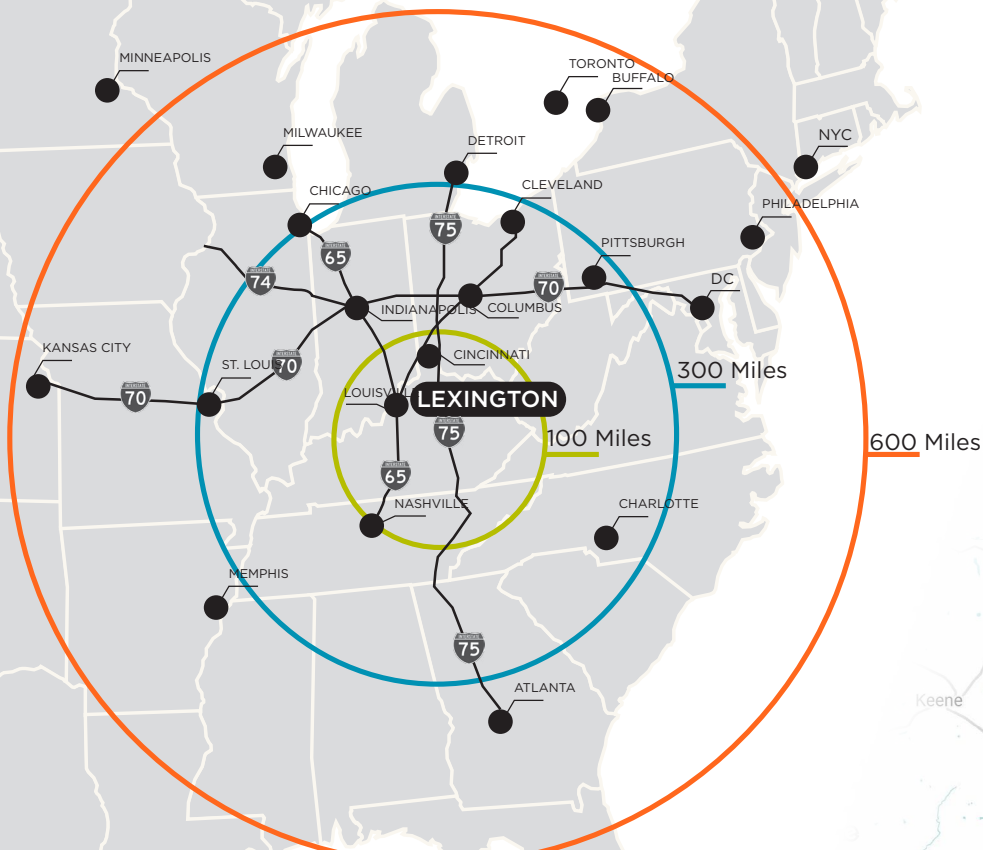
LEXINGTON



REGIONAL HIGHLIGHTS

Lexington, KY is within 600 miles from over two-thirds of the US population and sits at the crossroads of two major interstates, I-75 and I-64, giving companies direct access to both north-south and east-west routes.

Coldstream Research Campus is located just one hour from downtown Louisville and Cincinnati, and 75 minutes from the UPS worldwide hub.



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