

# 108-135 SUMMER COURT

Georgetown, KY 40324

FOR SALE

Offering Memorandum



BLOCK+LOT

# Executive Summary

Block + Lot Real Estate is pleased to present 108 - 135 Summer Court, a ±250,000 SF industrial facility situated on ±17.9 acres in Georgetown, Kentucky. The facility is equipped for manufacturing, warehousing, and/or distribution with 30' clear heights, 27 dock doors, three drive-in doors, 400–600 AMP 3-phase power, and ±14,000 SF of office space.

Located within Georgetown Industrial Park, the property is surrounded by major businesses including FedEx, Vuteq, Minova, Johnson Controls, and Curtis Maruyasu, and sits just 5.4 miles from Toyota Motor Manufacturing Kentucky (TMMK) - the largest Toyota manufacturing facility in the world. Spanning more than 9 million square feet across 1,300 acres, TMMK employs approximately 10,000 workers and has the capacity to produce over 550,000 vehicles annually, serving as a major anchor for the region's automotive supply chain. Positioned just 3 miles from I-75, the property offers strong regional logistics access.



**250,000 SF**

Building Area

**17.9 Acres**

Land

**1-1 Light Industrial**

Zoning

**\$14,995,000**

Price

# Property Overview

<b>Address</b>	108-135 Summer Court, Georgetown, KY 40324
<b>Year Built</b>	Two phases - 1980/2001
<b>Building Area/Land Area</b>	250,000 SF/ 17.9 Acres
<b>List Price</b>	\$14,995,000 (\$59.98/SF)
<b>Zoning</b>	I-1 (Light Industrial)
<b>Construction/Dimensions</b>	Block/Metal; +/- 305' x 820'
<b>Ceiling Height</b>	+/- 30'
<b>Column Spacing/ Floor Thickness</b>	50' x 30'/ 6" reinforced concrete
<b>Dock Doors/Drive-In Doors</b>	27 with hydraulic levelers/ 3, 12'
<b>Roof</b>	Standing Seam Metal
<b>Parking Spaces</b>	+/- 165 car spaces, +/-20 trailer spaces
<b>Sprinkler</b>	Wet system; ESFR
<b>Power</b>	400-600 AMP 3P (per section of the building)
<b>Rail</b>	Yes - spur not currently active (RJ Corman)
<b>HVAC-Warehouse</b>	Suspended gas heat/ Big Ass Fans
<b>Lighting</b>	LED



# Property Photos



# Property Photos



# Property Photos



# Aerial Map - Georgetown, KY



# Aerial Map - Georgetown Industrial Park





# Regional Air Access

Georgetown's location within Central Kentucky places 108–135 Summer Court within convenient access to three commercial airports, creating a strong logistics advantage for industrial users. Blue Grass Airport (LEX) is approximately 18 miles away, while Louisville Muhammad Ali International Airport (SDF) and Cincinnati/Northern Kentucky International Airport (CVG) provide major passenger and global cargo connectivity within roughly a 60–90 mile radius.

This proximity to both UPS Worldport in Louisville and Amazon's primary air cargo hub in Cincinnati offers meaningful supply chain advantages, reducing transit times and expanding logistics options for manufacturing and distribution operations.



## LEXINGTON (LEX)

*Bluegrass Airport*

**~17 miles | ~22 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*

**~72 miles | ~1 hr 15 min 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*

**~67 miles | ~1 hr 5 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)

# Market Overview

**1,890,742**

Population  
(45-min drive)

**65.1%**

Labor Force Participation  
(45-min drive)

**124,913**

Manufacturing Employment  
(45-min drive)

**\$84,216**

Avg Annual Wage  
(45-min drive)

**\$24.3B**

Manufacturing GDP (2024)  
(45-min drive)

Sourced from Lightcast, JobsEQ, ESRI Business Analyst (2025)

## Strategic Location

Georgetown, Kentucky, located in Scott County within the Lexington MSA, offers a strategic Bluegrass location with immediate access to Interstate 75 and convenient connectivity to Interstate 64, US Highway 25, and US Highway 460. The property sits within the Georgetown Industrial Park, one of Central Kentucky's premier manufacturing hubs, and is just 5.4 miles from Toyota Motor Manufacturing Kentucky (TMMK). Blue Grass Airport is approximately 18 miles away, providing commercial air access for business travel.



## Quality of Life & Workforce

Scott County combines strong regional accessibility with an excellent quality of life. Known for its proximity to the University of Kentucky, historic downtown Georgetown, and the rolling landscapes of Kentucky horse country, the community continues to attract both residents and employers. The workforce pipeline is supported by nearby institutions including Georgetown College, the University of Kentucky, Bluegrass Community & Technical College, and Transylvania University, providing a steady supply of talent for manufacturing, logistics, and professional services.





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