

Spec Building 10 -- Lily Industrial Park

283 Greta Lane, London KY 40744, London, Kentucky 40744 - Laurel County



Property Details

Latitude/Longitude: 37.0362, -84.0636

Type of space: Industrial, Vacant Land, Warehouse/Distribution

Min Size: 105,000 sqft

Max Size: 105,000 sqft

Last Updated: 3/10/2026

Contact Information

Company: London-Laurel County Economic Development Authority

Contact Name: Paula Thompson

Address: 1105 W. 5th St. Suite 2

City: London

State: Kentucky

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General Information

Total Acres: 40 acres

Additional Acres: 0

Largest Possible Tract: 40

Protective Covenants: Yes

Current Use: vacant

School District: South Laurel

Speculative Building?: 1

Proposed Development?: Yes

Site Details

Zoning: Industrial

Location: This property is in the county, which has no local permitting, is in an industrial area. Industrial utilities are adjacent to this parcel. 39.38 acres with 34.41 usable acres ready to develop.

Divisible: Yes

Business Park Name: Greta Lane

Ownership: London-Laurel County EDA

Publicly Owned: 1

Building Details

Minimum Ceiling: 30 ft

Maximum Ceiling: 31 ft

Year Built: 2023

Building Dimensions: 300'x350'

Number of Drive in Doors: 1

Truck Docks: 4

Number of Dock Doors With Levelers: 4

Documents

- [Spec10 GasLine.pdf](#)
- [Spec10 Building_Final_Floorplan.pdf](#)
- [Spec10 Electrical_Service3.pdf](#)
- [Spec10 Bldg_Elevations.pdf](#)
- [Spec10 WaterLine.pdf](#)
- [Spec10 SewerLine.pdf](#)
- [Spec10 Boundary_Survey.pdf](#)
- [Geotechnical Report-Lily Industrial Park Spec Building 2022.pdf](#)
- [spec 10 ceiling height.pdf](#)
- [Lily Transportation_Map.pdf](#)
- [Lily Industrial Park topo with proposed spec bldg.pdf](#)
- [Lily IndustrialPark Aerial.pdf](#)
- [283 Greta Lane Survey plat.pdf](#)
- [IPaC Report Biological Assessment 2022-09-04.pdf](#)
- [Lily Industrial Park Phase I ESA.pdf](#)
- [283 Greta Lane Survey plat aerial 2022.pdf](#)
- [Biological Assessment 2022-09-04.pdf](#)
- [Greta Lane Combined Utility Map - LLCEDA.pdf](#)
- [Greta Lane Fiber Map.PNG](#)
- [Greta Lane Sewer Plan 2022.jpg](#)
- [Archeological report Greta Lane.pdf](#)
- [Greta Lane Electric Plan.jpg](#)
- [Archeological Study Greta Lane.pdf](#)
- [New Market Tax Credit \(NMTC\) Public Viewer](#)
- [NMTC Lily_map-export.pdf](#)

Bay Size: 12'x16'

Description of Buildings on Site: PEMB Spec Shell

Building Quality: NEW

Construction Status: Speculative shell construction is now complete.
Extension of industrial utilities to the building is complete.

Building Status: New

Manufacturing Sqft: 105,000

Office Sqft: TBD

Warehouse Sqft: 105,000

Building Type: PEMB

Number of Floors: 1

Air Conditioning: No

Availability

For Sale: Yes

Sale Price: 4,900,000

Utilities

Electric on Site: Yes

Electric Service Provider: Kentucky Utilities; Jackson Energy Cooperative (Touchstone Energy)

Electric PSC Regulatory Region: KU/LGE

Electric Website URL: <https://lge-ku.com/>

3-Phase Available: Yes

KVA: 14 MVA substation adjacent to parcel

Phase: Three

Natural Gas: Delta Natural Gas

Gas Line: 6" steel line; 55 psig MAOP

Sewer: London Utility Commission

Sewer Line: 8"

Excess Wastewater Capacity (gpd): 230,000

Wastewater Website URL: www.luc.com

Water: Laurel Water #2

Water Line: 12"

Excess Water Capacity (gpd): 500,000

Water Website URL: www.laurelwater.com

Water Distance from Site: adjacent to site - 500K water tower on site

Broadband: Windstream; Spectrum

Fiber: Yes

DSL: Yes

Incentives

Energy Community: Yes

New Market Tax Credit Eligible: Yes

KY Product Development Initiative (KPDII): Yes

Transportation

Nearest Airport: LEX - Lexington Blue Grass Airport

Distance to Airport (miles): 88

Nearest Interstate: I 75

Highway Access Description: US Hwy 25 N/S

Distance to Interstate (miles): 8

Rail Company: CSX

Nearest Riverport: Louisville-Jefferson County Riverport

Distance to Riverport (miles): 160

Closest Airport 2: CVG

Number of Parking Spaces: 12,000

Additional Contact

Company: London-Laurel Co. Economic Development Authority

Name: Paula Thompson, Executive Director

Fax: 606-878-7107

Website: www.lookatlondonky.com

City: London

Other

Property Description: Greenfield with water tower in rear and adjacent industrial utilities.

Description

Building construction is completed as of 7/9/24. This building is new and never occupied.

This 39.38-acre parcel boasts a 338,000 square foot building pad under this building.

Industrial Utilities have been extended to the building.

Site is conveniently located near US 25 and close to Interstate 75.

Over \$2.7 Million in State Funding Approved for Site and Building Development Projects in Greenup, Laurel and Madison Counties

FRANKFORT, Ky. (March 30, 2023) – Today, Gov. Andy Beshear highlighted site and building development projects in Greenup, Laurel and Madison counties as the first to move through the approval stage in the initial round of the Kentucky Product Development Initiative (KPD). The Kentucky Economic Development Finance Authority (KEDFA) approved three projects today for over \$2.7 million in state funding. The KPD program, established in 2022, builds on the state's growing effort to develop land and buildings in local communities to support new, good-paying jobs and economic growth across Kentucky. **The Laurel County Fiscal Court in partnership with the London-Laurel County Economic Development Authority (LLCEDA) will build a 105,000-square-foot spec building to attract new business to the London community. The \$3.8 million project was approved by KEDFA for just over \$1.5 million in state funds through the KPD program.**

https://ced.ky.gov/Newsroom/NewsPage/20230330_KPD



Spec 10 Completed Building June 2024.jpg



Cladding entrance area.jpeg



Cladding dock area.jpeg



Cladding drive in door.jpeg



Greta Lane Site Aerial from drone July 2022



spec 10 completed June 2024.jpg



Spec 10 aerial photo with spec building June 2024.jpg



Spec 10 Dec 2023.jpg



Spec 10 Photo 4



Spec 10 Outside photo



Spec 10 Inside Photo