

1600 Bernheim Lane

Category	Checklist Item	Details/Description
Property Info	Address	1600 Bernheim Lane Louisville KY 40210
	Property Type	Industrial Warehouse Buildings
	Total Square Footage	Combined gross building area for all three buildings 350,371 Square Feet
	Lot Size	Total combined site area is 10.43 Acres (454,331 Square Feet of land)
	Zoning Classification	EZ-1
	Number of floors	4 + basement (all 3 buildings)
Building Features	Office Space	Office Space from 1,300-2,500 SF in multiple buildings- all located on ground level
	Loading Docks	2
	Column Spacing	17' x 17'
	Ceiling Height	16' within the warehouse areas
	Power Supply/Electric	Electric power is with 208/120 volt, 600 amp, three phase with 4 wire capacity
	HVAC System	HVAC to the office portion of the building is provided by a gas forced air furnace and central air conditioning unit. The warehouse areas have no permanent heat source.
	Overhead Doors	2
	Freight Elevator	Each building has a freight elevator that services all four floors
Exterior	Exterior of the buildings consists of masonry concrete & block exterior walls	
Site Features	Parking	Asphalt side parking, Landlord will designate "guest" and "employee" parking areas
	Security	Gated entrance with operator and fence around the property
	Accessibility	Conveniently located near major routes of I-264 and I-65, Dixie Hwy
	Sprinkler	Fully Sprinklered
Utilities	Water Supply	Readily available- Louisville MSD
	Sewer	Readily available- Louisville MSD
	Internet	Yes
Financials	Sale Price	\$4,750,000 cash to seller at closing
	Lease Rate	N/A- Owner/user sale
	Property Taxes	The 2022 tax assessed value is \$528,590 for Lot 206 and \$1,071,410 for Lot 208.(2022 Jefferson County Property Tax)
Legal/Compliance	Title Status	Available upon request by CORE Real Estate (listing broker)
	Environmental Reports	N/A
	Permits	N/A
Marketing	Photography	Provided by CORE Real Estate (listing broker)
	Virtual Tour	Available upon request by CORE Real Estate (listing broker)
Contacts	Exclusive Listing Broker	CORE Real Estate- Tyler Smith, CCIM and Lee Weyland, CCIM
	Showing Instructions	Contact Listing Broker- CORE Real Estate

The information provided is provided by third-parties for marketing purposes only. The listing broker (CORE Real Estate, LLC), nor the owner warrants or represents any information provided.