1600 Bernheim Lane

Poperty Info Address 2000 Bernheim Lane Louisville KY 40210 Industrial Warehouse Buildings Poperty Type Industrial Warehouse Buildings Contained gross building area for all three buildings 350,371 Square Feet Lot Size	Category	Checklist Item	Details/Description
Total Square Footage Lot Size	Property Info	Address	1600 Bernheim Lane Louisville KY 40210
Lot Size Total combined site area is 10.43 Acres (454,331 Square Feet of Land) Zoning Classification		Property Type	Industrial Warehouse Buildings
Zoning Classification KZ-1 A + basement (all 3 buildings)		Total Square Footage	Combined gross building area for all three buildings 350,371 Square Feet
Number of floors		Lot Size	Total combined site area is 10.43 Acres (454,331 Square Feet of land)
Building Features		Zoning Classification	EZ-1
Loading Docks 2 Column Spacing 17" x 17" Celling Height 16 within the warehouse areas 18 with 200/120 volt, 600 amp, three phase with 4 wire capacity 14 wire capacity 14 wire capacity 14 wire capacity 14 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, three phase with 4 wire capacity 15 with 200/120 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, three phase with 4 wire capacity 15 with 200 volt, 600 amp, phase with 4 wire capacity 15 with 200 volt, 600 amp, phase with 4 wire capacity 15 with 200 volt, 600 amp, phase with 4 wire capacity 15 with 200 volt, 600 amp, phase with 4 wire capacity 15 with 200 volt, 600 amp, phase with 4 wire capacity 15 with 200 volt, 600 amp, phase with 4 wire capacity 15 with 200 volt, 600 amp, phase with 200 volt, 600 amp, phase with 200 volt, 600 am		Number of floors	4 + basement (all 3 buildings)
Column Spacing Celling Height Power Supply/Electric HVAC System Overhead Doors Freight Elevator Exterior Exterior Exterior Exterior Exterior Exterior of the building has a freight elevator that services all four floors Exterior Exterior Exterior Exterior of the building sconsists 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 Sprinklere Utilities Water Supply Readily available—Louisville MSD Sewer Readily available—Louisville MSD Internet Yes Financials Site Price Bale Price A,750,000 cash to seller at closing 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 Environmental Reports Permits N/A Permits N/A N/A	Building Features	Office Space	Office Space from 1,300-2,500 SF in multiple buildings- all located on ground level
Ceiling Height Power Supply/Electric HVAC System UNAC 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 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, Dixle Hwy Sprinkler Fully Sprinklered Utilities Water Supply Readily available- Louisville MSD Sewer Reality available- Louisville MSD Internet Yes Financials Sale Price \$4,750,000 cash to seller at closing N/A- Owner/user sale Property Tax Wallable upon request by CORE Real Estate (listing broker) N/A		Loading Docks	2
Power Supply/Electric HVAC System 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 Accessibility Conveniently located near major routes of I-264 and I-65, Dide Hwy Sprinkler Fully Sprinklered Veser Readily available- Louisville MSD Internet Ves Financials Sale Price Laase Rate Property Taxes Title Status Environmental Reports Prints N/A N/A N/A Electric power is with 208/120 volt, 600 amp, three phase with 4 wire capacity HVAC to the office portion of the buildings provided by a gas forced air furnace and central air conditioning unit. The warehouse areas have no permanent heat source. HVAC to the office portion of the buildings provided by a gas forced air furnace and central air conditioning unit. The warehouse areas have no permanent heat source. Each building has a freight elevator that services all four floors Exterior of the building has a freight elevator that services all four floors Exterior of the building has a freight elevator that services all four floors Exterior of the building has a freight elevator that services all four floors Exterior of the buildings consists of masonry concrete & block exterior walls Site Features Sate Ording areas Sate of manufactures and "employee" parking areas Sat		Column Spacing	17' x 17'
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 Freight Elevator Each building has a freight elevator that services all four floors Exterior Exterior Exterior of the buildings consists of masonny 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 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 Lease Rate 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 Environmental Reports Permits N/A N/A N/A N/A		Ceiling Height	16' within the warehouse areas
Overhead Doors Freight Elevator Exterior Exterior of the buildings consists of masonry concrete & block exterior walls Site Features Parking Asphalt side parking, Landford 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 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 Environmental Reports Permits N/A N/A		Power Supply/Electric	Electric power is with 208/120 volt, 600 amp, three phase with 4 wire capacity
Freight Elevator Exterior Exterior of the buildings consists of masonry concrete & block exterior walls Site Features Parking Asphalts 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 Futly 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 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/Comptiance Title Status Environmental Reports Permits N/A N/A		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.
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 Fully Sprinklered Readily available- Louisville MSD Sewer Readily available- Louisville MSD Internet Yes Financials Sale Price 4,750,000 cash to seller at closing 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 Environmental Reports Permits N/A N/A N/A N/A		Overhead Doors	2
Parking Asphalt side parking, Landlord will designate "guest" and "employee" parking areas		Freight Elevator	Each building has a freight elevator that services all four floors
Security 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 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 Environmental Reports N/A N/A N/A N/A		Exterior	Exterior of the buildings consists of masonry concrete & block exterior walls
Accessibility Sprinkler Fully Sprinklered Utilities Water Supply Readily available- Louisville MSD Sewer Readily available- Louisville MSD Internet Yes Financials Sale Price 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) Title Status Environmental Reports N/A Permits N/A N/A Available upon request by CORE Real Estate (listing broker) N/A N/A	Site Features	Parking	Asphalt side parking, Landlord will designate "guest" and "employee" parking areas
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) N/A Permits N/A N/A		Security	Gated entrance with operator and fence around the property
Utilities Water Supply Sewer Readily available- Louisville MSD Internet Yes Financials Sale Price Lease Rate 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 Environmental Reports Permits N/A N/A N/A		Accessibility	Conveniently located near major routes of I-264 and I-65, Dixie Hwy
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 N/A		Sprinkler	Fully Sprinklered
Internet Yes Financials Sale Price 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 Environmental Reports N/A Permits N/A N/A N/A	Utilities	Water Supply	Readily available - Louisville MSD
Financials Sale Price 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 Environmental Reports Permits N/A N/A N/A		Sewer	Readily available - Louisville MSD
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		Internet	Yes
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 Environmental Reports Permits N/A N/A N/A	Financials	Sale Price	\$4,750,000 cash to seller at closing
Legal/Compliance Title Status Available upon request by CORE Real Estate (listing broker) Environmental Reports N/A Permits N/A		Lease Rate	N/A- Owner/user sale
Environmental Reports N/A Permits N/A		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)
Permits N/A	Legal/Compliance	Title Status	Available upon request by CORE Real Estate (listing broker)
- +		Environmental Reports	N/A
Marketing Photography Provided by CORE Real Estate (listing broker)		Permits	N/A
	Marketing	Photography	Provided by CORE Real Estate (listing broker)
Virtual Tour Available upon request 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	Contacts	Exclusive Listing Broker	CORE Real Estate- Tyler Smith, CCIM and Lee Weyland, CCIM
Showing Instructions Contact Listing Broker- CORE Real Estate		Showing Instructions	Contact Listing Broker- CORE Real Estate

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