



CAPSTONE
Developers of real estate

CROSSINGS CENTER TWO

Located in Commerce Crossings Business Park
Louisville, Kentucky



Now Available

75,000 SF

Make a statement to your employees and customers.

The form and functionality of this facility will also appeal to your bottom line. Featuring high-end architecture, extra landscaping and extensive glass in office areas, this is a building you will be proud to call home. Insulated walls and roof, plus energy efficient heating systems, keep your operating costs low.

Features Include:

- High visibility and easy access
- Adjacent to I-265 and I-65
- 6,700 SF of office space
- Parking for over 90 cars
- ESFR sprinkler system
- Restaurants, banks and shopping adjacent to park
- Close to Louisville Int'l Airport and UPS "Worldport" Air Hub (6 minutes)
- Excellent nearby workforce
- Public transit (TARC) throughout Commerce Crossings
- Park-like setting
- Ready for occupancy – Aug. 1, 2016

FOR LEASING
INFORMATION
PLEASE CALL:

Stan Franczek
Capstone Realty

12910 Shelbyville Rd
Suite 200
Louisville, KY 40203

P: 502.254.5001

www.capstonerealty.com





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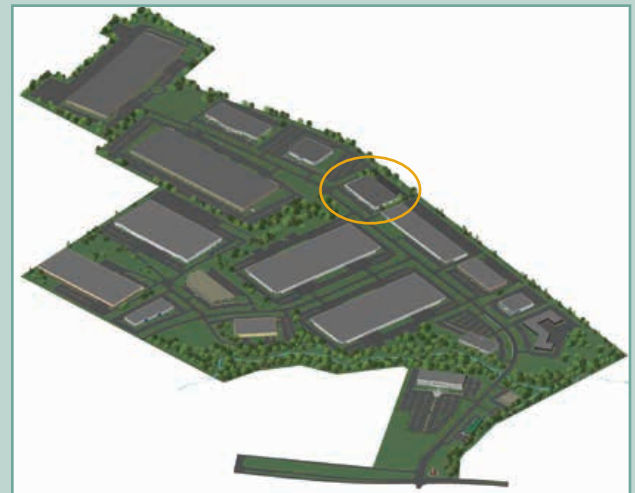
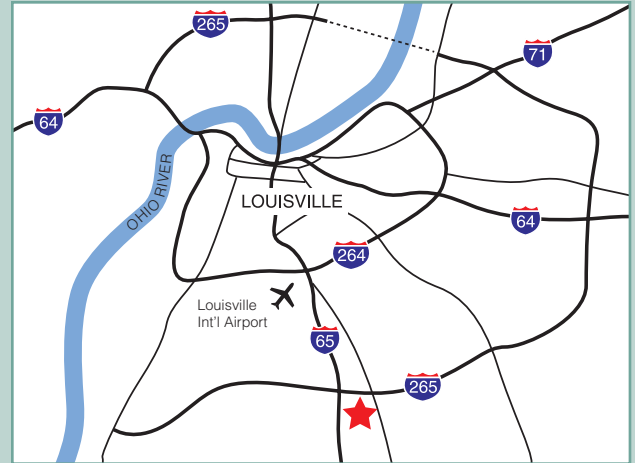
Location:

A central location at I-265 and I-65 on Preston Hwy. Easily accessible by all of Louisville's central workforce and businesses.

In 30 seconds, you're on the I-265 ramp and less than 6 minutes from UPS "WorldPort" Air Hub. Restaurants, banks, shopping and other amenities for your business, surround this premier Business Park.

Building Specifications:

- Building Dimensions: 375' x 200'
- Column Spacing: 50' x 50'
- Clear Height: 28' - 26'
- Walls: Insulated, tilt-wall concrete
- Roof: Fully insulated, 15 year warranty
- Lighting: 35 foot candles
- Energy efficient heating and ventilation system keeps operating costs low
- Electric: 1,000 amps, 480/277v, 3-phase
- Docks: 6 dock doors with fiberglass shelters and 35,000 lb. levelers
- 2 large drive-in doors



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