



CLARION PARTNERS

For Lease

NAI Fortis Group

Building B

Louisville Industrial Center

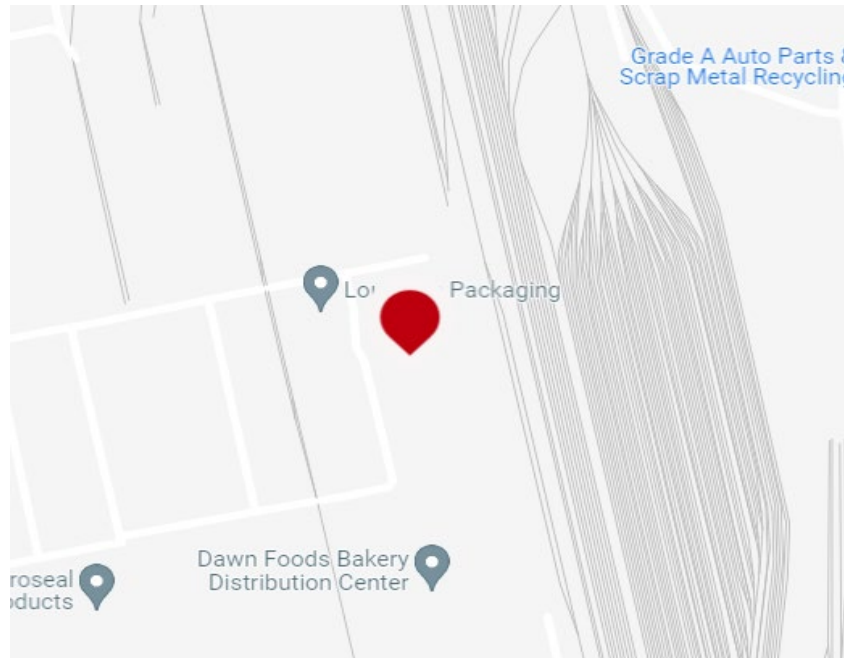
7865 National Turnpike
Louisville, KY 40214

406,640 Square Feet Available



BUILDING HIGHLIGHTS

- Prominent location in central Louisville/Jefferson County Metro Area
- 2.5 miles to Louisville International Airport and UPS World Port air freight hub
- 3 miles to I-65, 1.4 miles to I-265 outer beltway; easy access to I-64 and I-71
- Strategic regional distribution location serving two-thirds of U.S. population in one day's drive
- Adjacent to CSX Intermodal Terminal
- Outstanding demographics and workforce in the immediate area

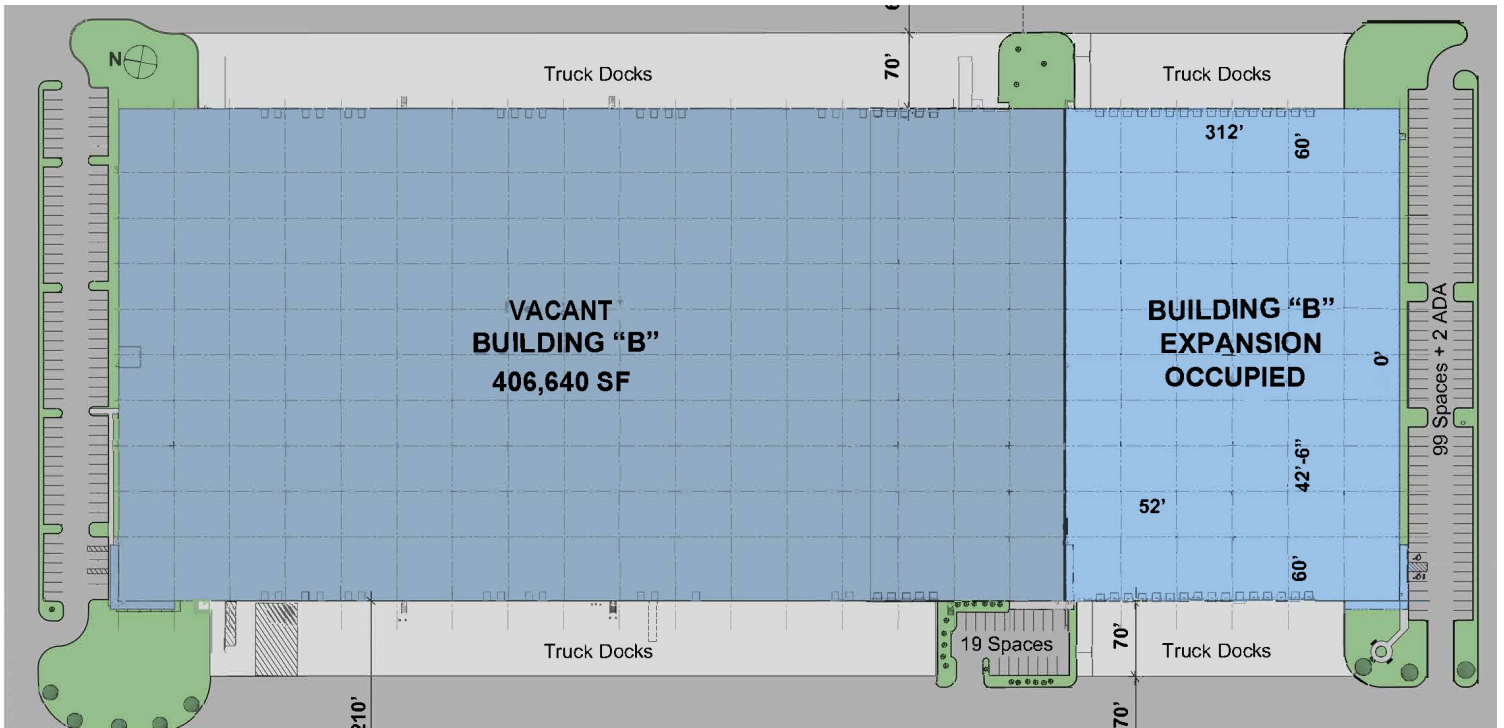


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Building Specifications:

- Concrete tilt-wall construction
- Cross dock configuration
- 460' building depth; 884' x 460'
- 52' x 42.5' bay spacing with 60' staging bay
- 32' minimum clear height
- 6" reinforced concrete floor slab
- 60 dock-high doors (27 full-equipped)
- 3 grade-level doors (12' x 14')
- Truck court secured on the east side
- ESFR fire sprinkler system
- TPO roof system
- Clerestory windows for natural lighting
- 2,500 amp, 277/480 v 3-phase electric
- Gas-fired unit heaters
- Office finish to suit



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A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact

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