



PARK 536 BUILDING 4

**NEW BUILD-TO-SUIT
INDUSTRIAL
OPPORTUNITY FOR LEASE**



















ROBERT SPEGAL ROAD, INDEPENDENCE, KY 41015

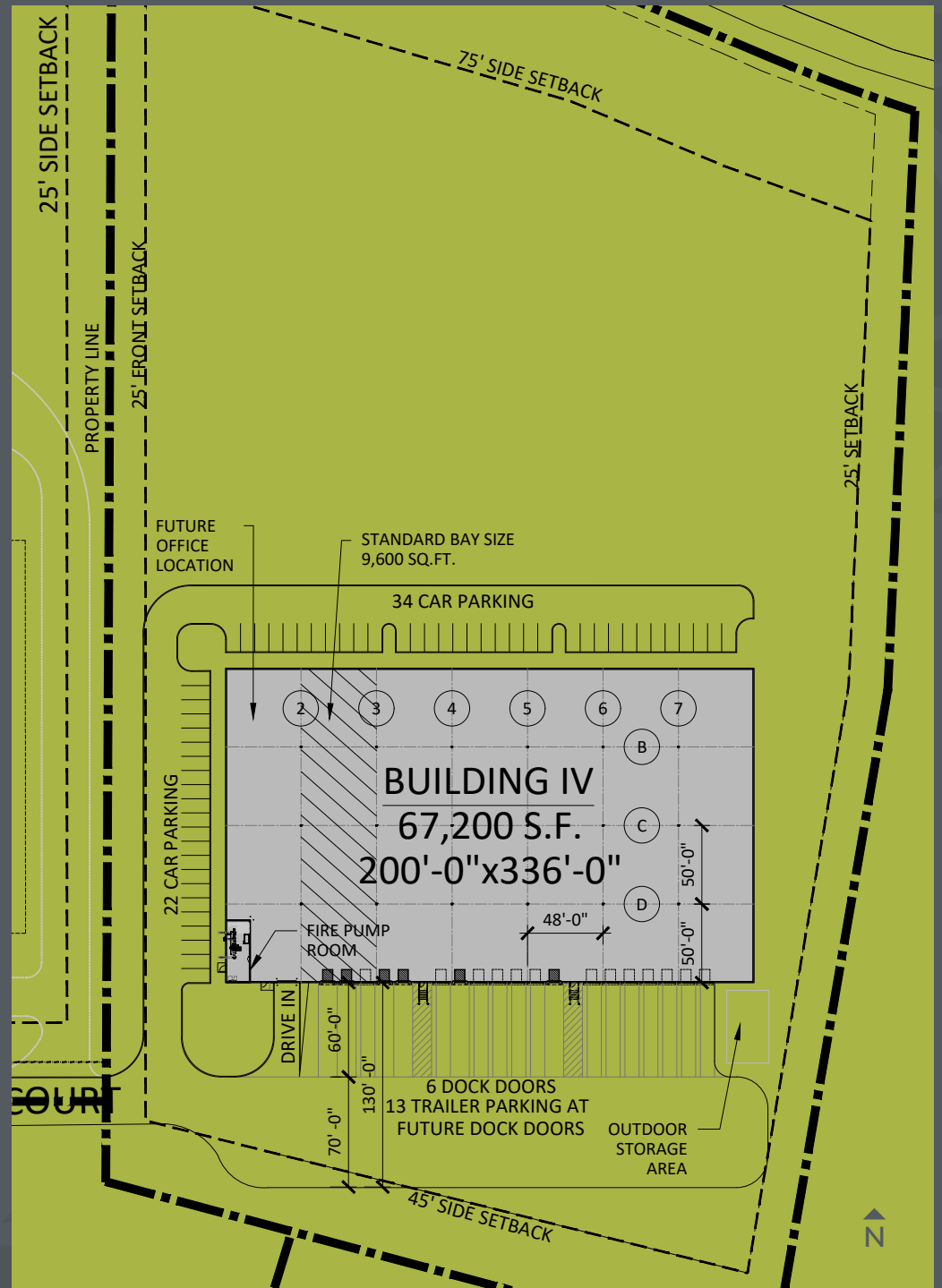
CBRE

 VanTrust®

BUILDING 4 FOR LEASE

HYPOTHETICAL LAYOUT – VANTRUST
WILL BUILD TO SUIT TENANT’S NEEDS

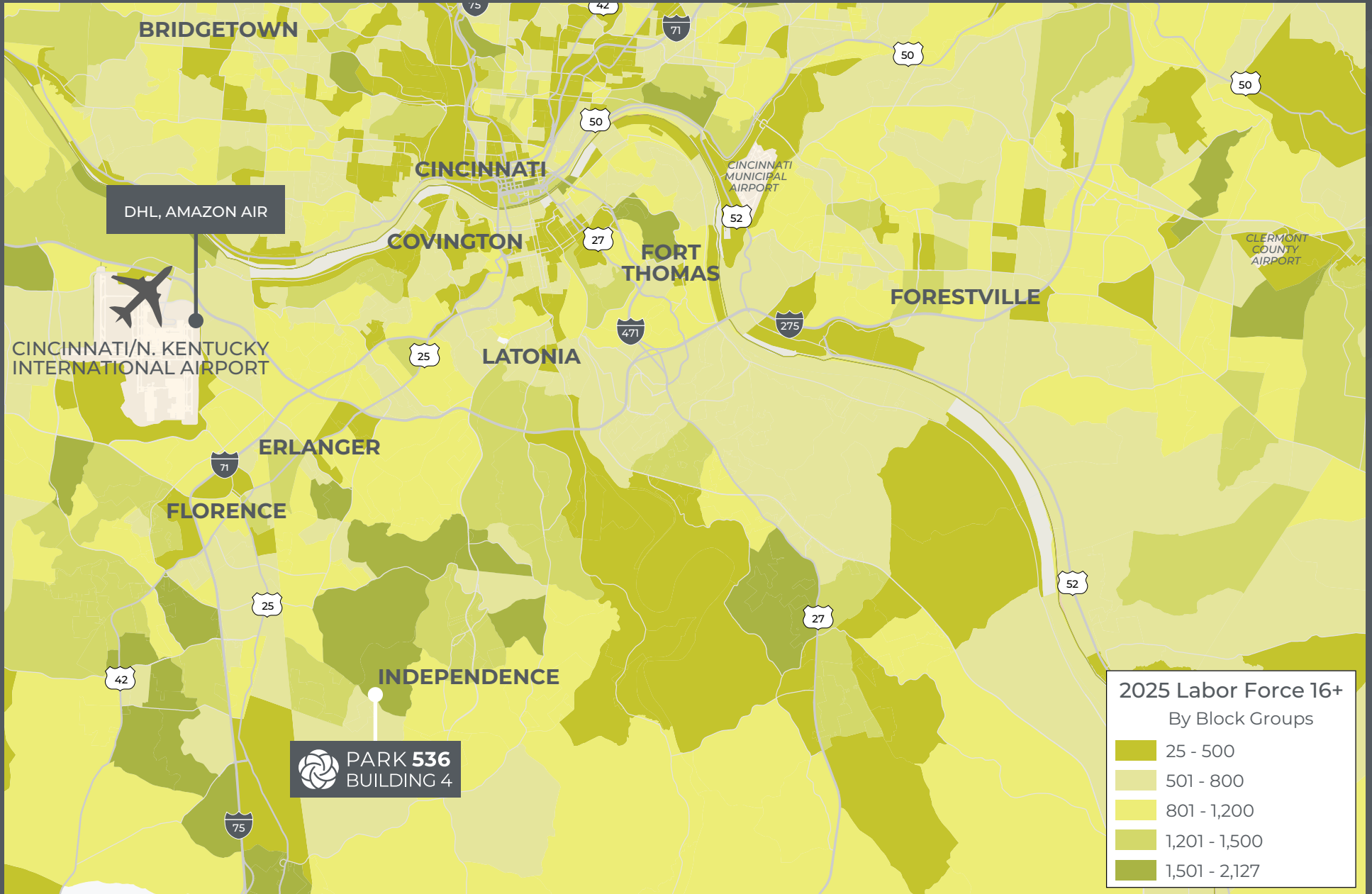
-  **67,200 SF**
Building Size
-  **BTS**
Office Size
-  **9.37 ACRES**
Land Area
-  **32'**
Clear Height
-  **200' x 336'**
Building Dimensions
-  **9,600 SF**
Standard Bay Size
-  **130'**
Truck Court Depth
-  **200'**
Depth
-  **6**
Dock Doors
-  **48' x 50'**
Column Spacing
-  **ESFR**
Sprinklers
-  **56 Spaces**
Car Parking
-  **LED**
Lights
-  **13 Spaces**
Trailer Parking
-  **2,000 Amp**
Electric
-  **1**
Drive-In Door



IDEALLY SITUATED IN INDEPENDENCE



STRONG LABOR ACCESS





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NEW BUILD-TO-SUIT INDUSTRIAL OPPORTUNITY FOR LEASE

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