



CLARION PARTNERS

For Lease

NAI Fortis Group

Building H

Louisville Industrial Center

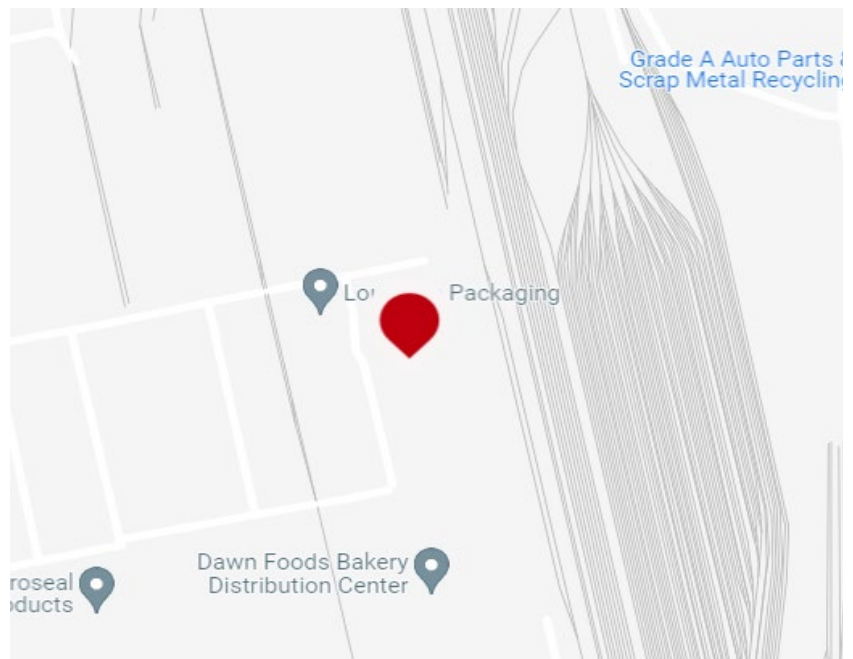
7777 National Turnpike
Louisville, KY 40214

39,000 Square Feet Available



BUILDING HIGHLIGHTS

- Prominent location in central Louisville/Jefferson County Metro Area
- 3.5 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 the U.S. population in one day's drive
- Adjacent to CSX Intermodal Terminal
- Access to excellent workforce in southern Jefferson County

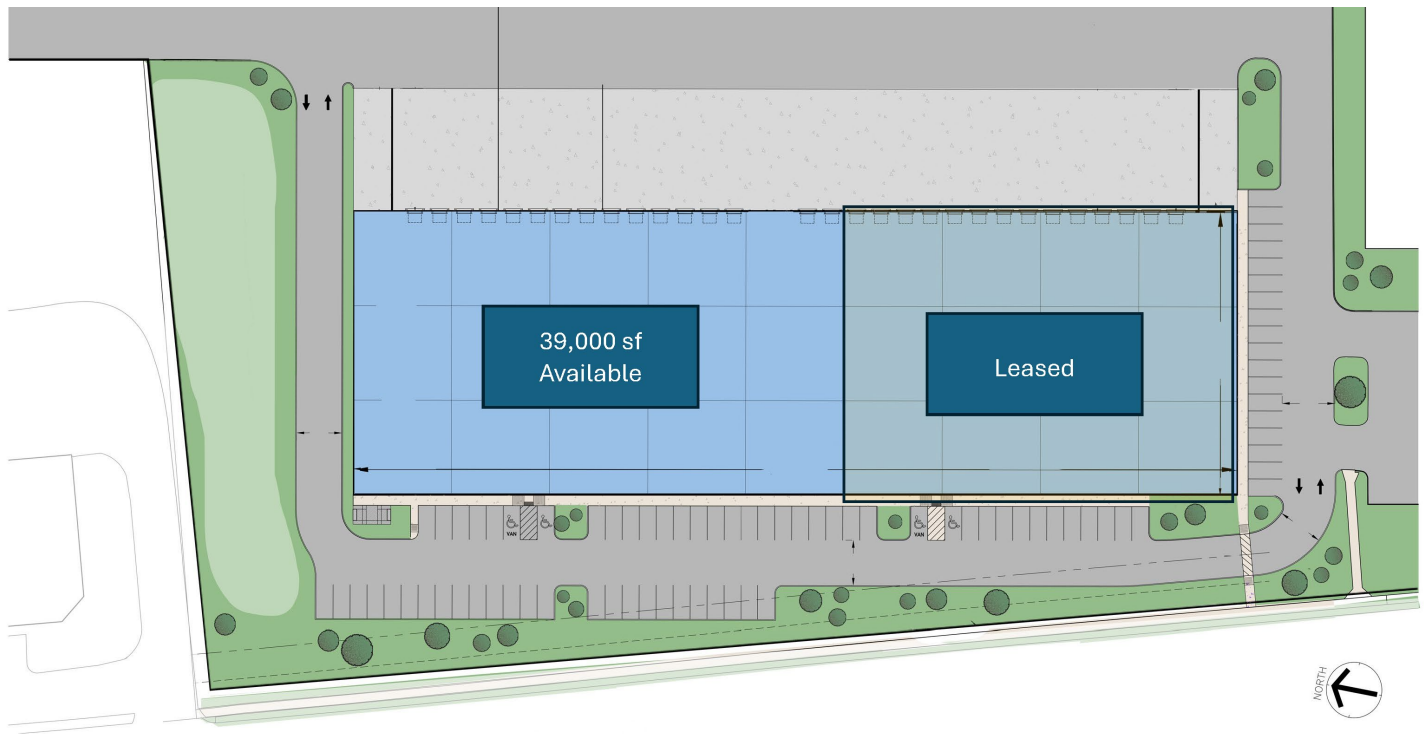


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Building Specifications:

- **Premises Size:** 39,000 SF
- **Premises Dimensions:** 260' x 150'
- **Construction Type:** Concrete tilt-wall and steel frame structure
- **Office Space:** 2,275 SF
- **Clear Height:** 32' minimum
- **Column Spacing:** 52' wide, 50' deep
- **Roof:** 60 mil TPO membrane
- **Floor:** 7" reinforced concrete slab
- **Loading Docks:** 16 (9' x 10') dock doors; 8 equipped with 35,000 lb mechanical levelers
- **Drive-in Doors:** One (12' x 14') doors
- **Fire Protection:** ESFR system
- **Warehouse Lighting:** LED; 30 FC @ 36" AFF
- **HVAC:** Roof-mounted, gas-fired, make-up air heating units
- **Windows:** Clerestory windows, skylights
- **Truck Court:** 130'
- **Auto Parking:** 43 spaces + 2 ADA
- **Electrical:** 600-amp, 277/480 volt, 3-phase, 4-wire service



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A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact

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