



FOR LEASE
4250 BELLS LANE

100,922 SF
LOUISVILLE, KY



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**CLOSE PROXIMITY
TO I-64, I-65, I-264,
& I-71**



**9 MILES TO LOUISVILLE
INTERNATIONAL
AIRPORT**



NORFOLK SOUTHERN



**TRAILER PARKING
AVAILABLE**



PROPERTY DETAILS

4250 BELLS LANE | LOUISVILLE, KY

AVAILABLE SPACE	100,922 SF
MINIMUM DIVISIBLE	50,000 SF
OFFICE/LAB SPACE	7,150 SF
CLEAR HEIGHT	+/-13'
DOCK DOORS	7
DRIVE-IN DOORS	3
YEAR BUILT	1950
LAND AREA	8.79 Acres
ZONING	M-3 Zoning
PARCEL ID	1.00302E+11
RAIL ACCESS	Norfolk Southern



SITE PLAN

4250 BELLS LANE | LOUISVILLE, KY



NUMBER	SPACE DESIGNATION	AREA
1	BUILDING	+/- 100,922 SF
2	LOT	+/- 8.79 ACRES



LOCATION MAP

4250 BELLS LANE | LOUISVILLE, KY

LEXINGTON, KY	85 MILES
CINCINNATI, OH	106 MILES
INDIANAPOLIS, IN	120 MILES
EVANSVILLE, IN	123 MILES
NASHVILLE, TN	179 MILES

