



CLARION PARTNERS

For Lease

NAI Fortis Group

Building A

Louisville Industrial Center

7765 National Turnpike

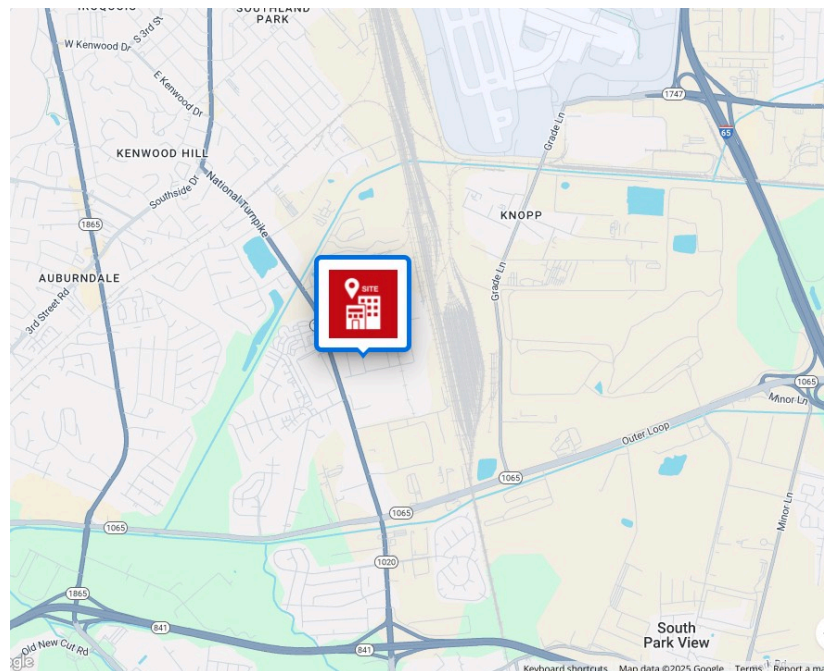
Louisville, KY 40214

75,000 Square Feet Available



BUILDING HIGHLIGHTS

- 75,000 SF Facility
- 13,200 SF Office Space
- 6 Dock High Doors
- Sprinkler Protection
- 24' Clear Height
- 50'x50' Column
- EZ-1 Industrial Zoning
- Central Location Within Louisville MSA
- Economical





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Louisville Industrial



Building Specifications:

Building Size: 237,500 SF

Office Space: 13,200 sf of speculative office

Clear Height: 24' minimum

Column Spacing: 50' wide, 50' deep

Roof: 45 mil EPDM Ballasted

Floor: 5" reinforced concrete slab with 6 x 6/10 wire mesh

Loading Docks: 6 9' x 10' dock doors

Drive-In Doors: 1 12' x 14' doors

Fire Protection: ESFR system

Warehouse Lighting: LED; 30 FC @ 36" AFF

HVAC: Warehouse heating by gas-fired Cambridge roof-mounted heaters

Windows: Skylights

Truck Court: 125'

Auto Parking: 48 spaces

Voice/Data: Fiber served

Electrical: 2-1,200-amp, 277/480 volt, 3-phase, 4-wire



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PARTNERS

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www.clarionpartners.com

For more information on this opportunity, please contact

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