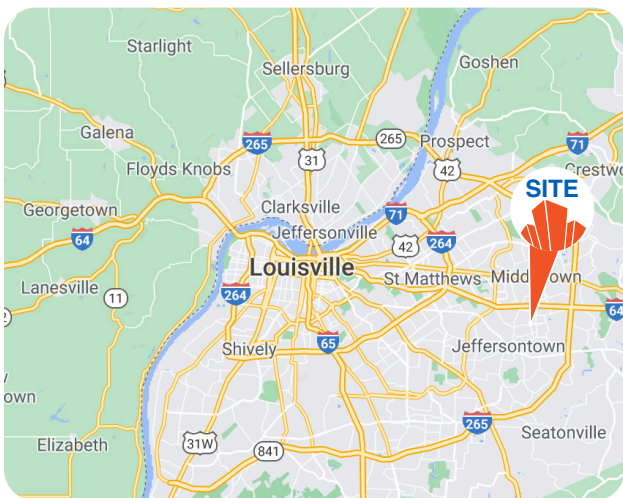




FREESTANDING WAREHOUSE FOR LEASE

11501 Champions Way | Louisville, KY 40299



LEASE RATE: \$9.50/SF NNN
10,760 SF / 1.06 ACRES

- **Strategic Location:** Positioned within the Bluegrass Commerce Park, Louisville's premier business park, offering easy access to I-64, I-265, and major transit routes.
- **Zoning & Usage:** CM zoning allows for a mix of commercial and light industrial uses, suitable for offices, warehousing, manufacturing, and various business operations.
- **Building Features:** The facility offers high ceilings, ample parking, and a wide open warehouse, ready for occupancy.

JUSTIN BAKER, SIOR
SETH EDENS, SIOR

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SEEDENS@TRIOCPG.COM

(502) 454-0911
(502) 553-4180



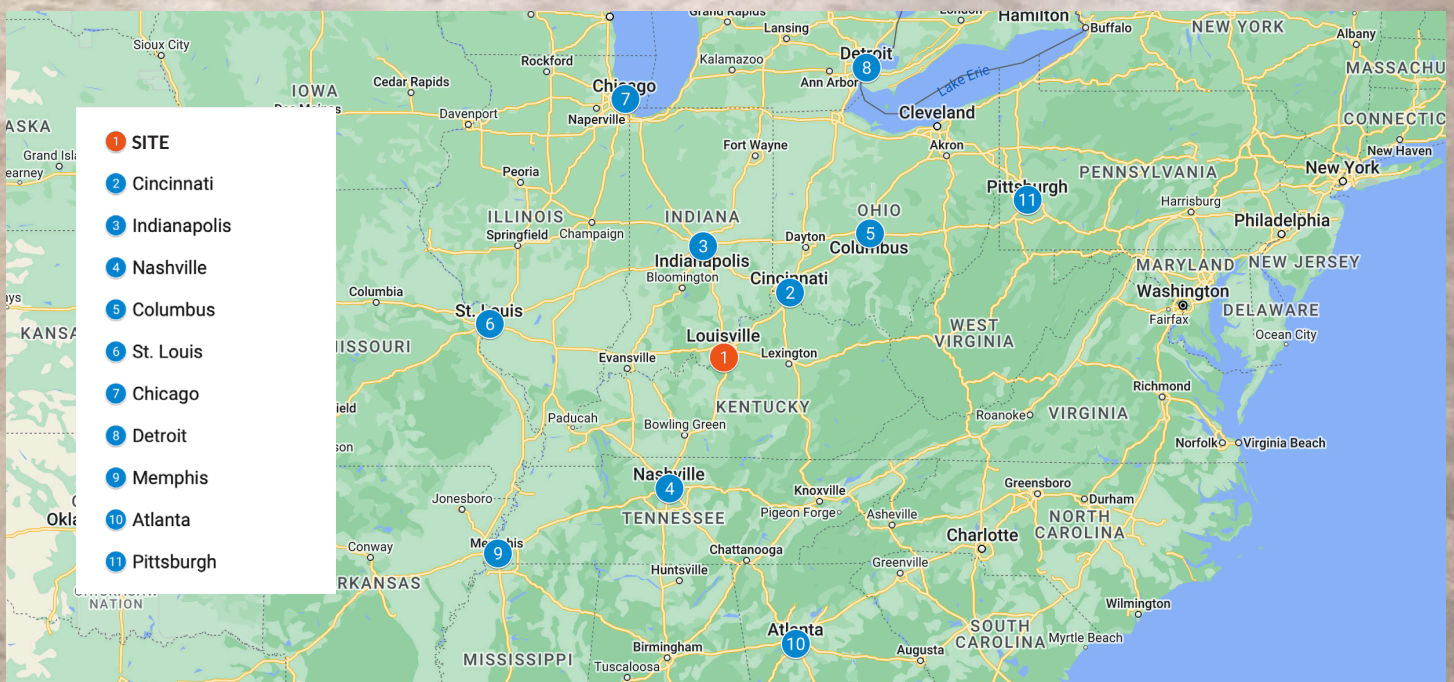
11501 CHAMPIONS WAY, LOUISVILLE, KY 40299

PROPERTY FEATURES

TOTAL BUILDING SF	10,760 SF
AVAILABLE SF	10,760 SF
ACRES	1.06 AC
BUILDING DIMENSIONS	89.5 x 98.5
CEILING HEIGHT	15'2" - 17'6"
DOCK DOORS	3
DRIVE-IN DOORS	1
OFFICE AREA	215 SF
CONSTRUCTION	Steel
FIRE PROTECTION SYSTEM	None
ZONING	CM
YEAR BUILT	2009
ELECTRIC	3 PHASE / 130 AMP / 240 V
PARKING	21
HEATING UNITS	2

DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.



AERIAL

2206

Blankenbaker Rd



2230

2300

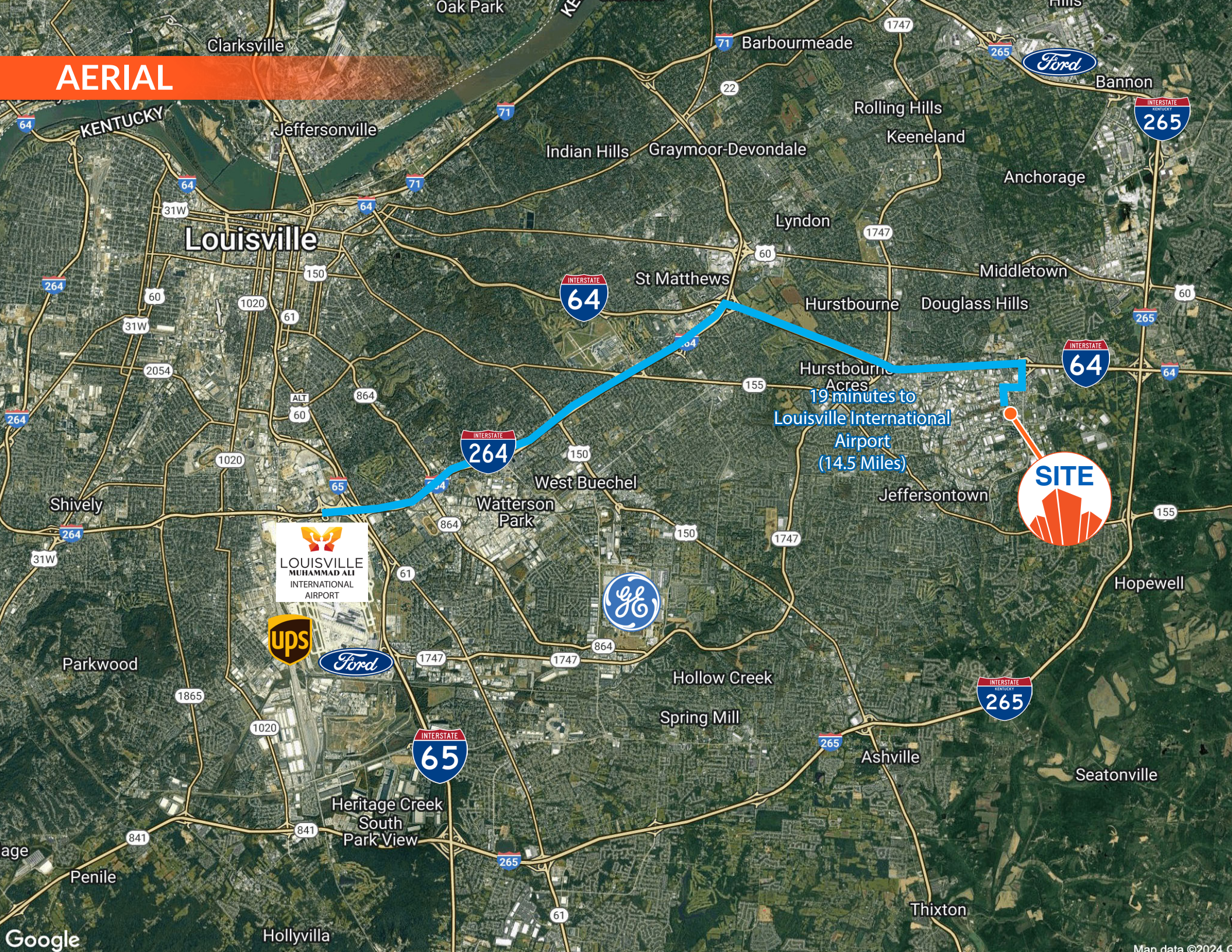
Blankenbaker Rd

Champions Way

2308

Blanken

AERIAL



Louisville

LOUISVILLE
MUHAMMAD ALI
INTERNATIONAL
AIRPORT

19 minutes to
Louisville International
Airport
(14.5 Miles)



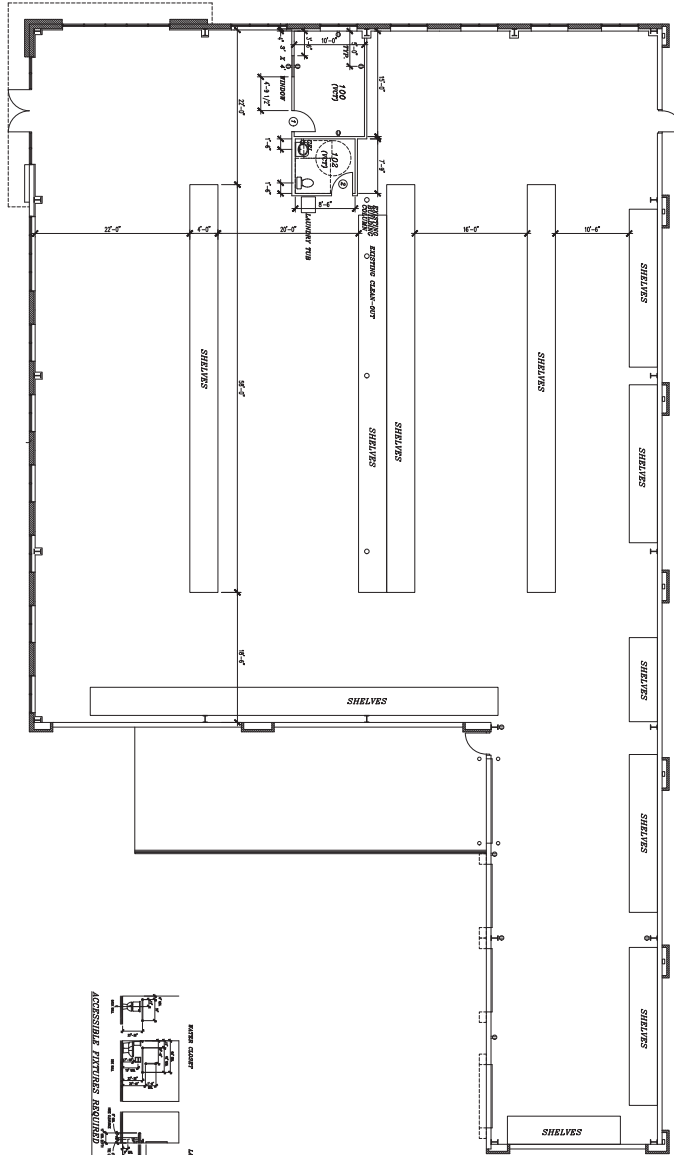
PHOTOS



FLOOR PLAN

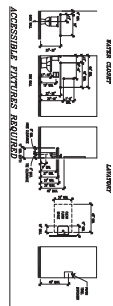
232'

260'



FLOOR PLAN

- NOTES:
1. WALL TYPE SHALL BE 2 X 4 WOOD STUDS 10'-0" HIGH.
 2. PROVIDE 2 X 6 WOOD JOISTS @ 16" O.C. (ALT. TO DECK ABOVE WITH 5/8" OSB).
 3. ALL ROOMS TO HAVE 5/8" DRYWALL. INSULATE ALL PERIMETER WALLS AND ALL BATHROOM WALLS.
 4. INSULATED DRYWALL CEILING WITH SMOOTH CEILING READY FOR PAINT.
 5. PAINT ALL WALLS AND CEILINGS. PAINT ALL WOOD DOORS AND WOOD JAMBS.





CONTACT US

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