

# Delcour Industrial Phase 5

6675 Randy Coe Lane | Louisville, KY 40272

[www.cbre.com/louisville](http://www.cbre.com/louisville)

110,000-350,000+/- SF Available | Air Conditioned Warehouse



*340,000± Square Foot Build-to-Suit  
Opportunity Available!*

## Contact Us

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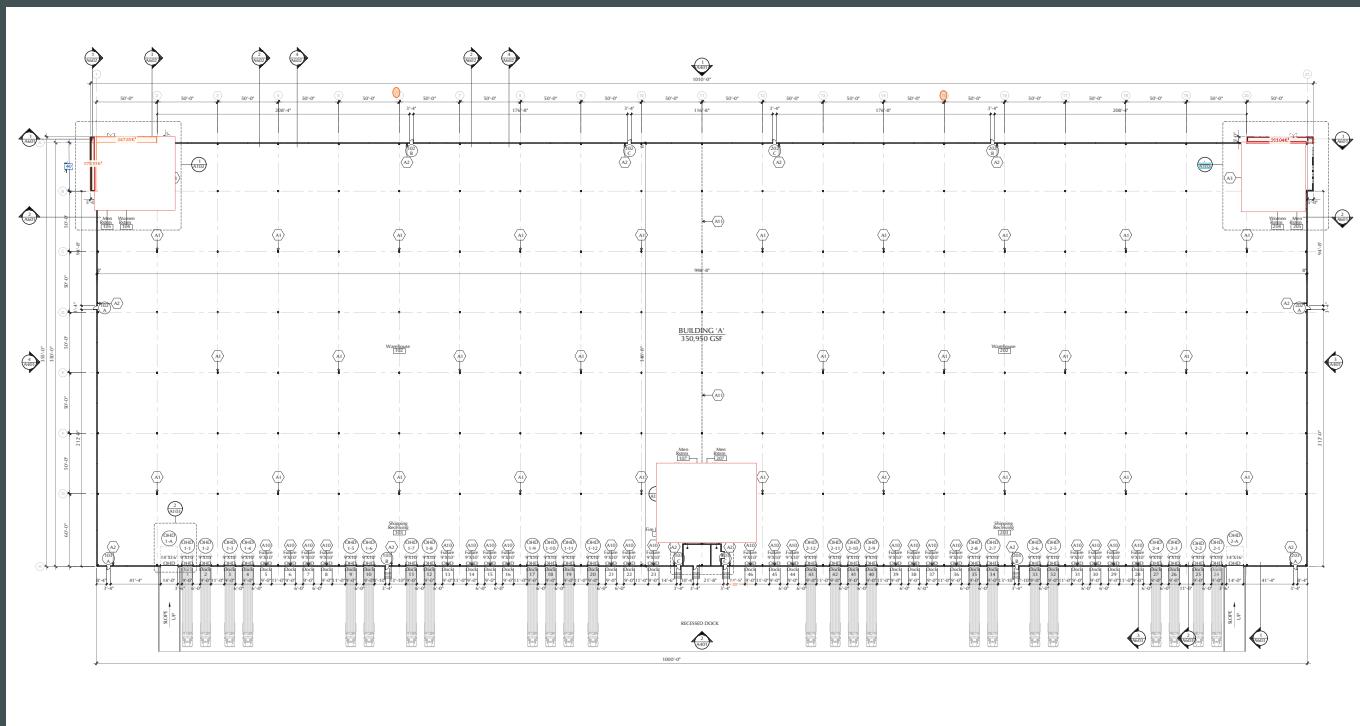
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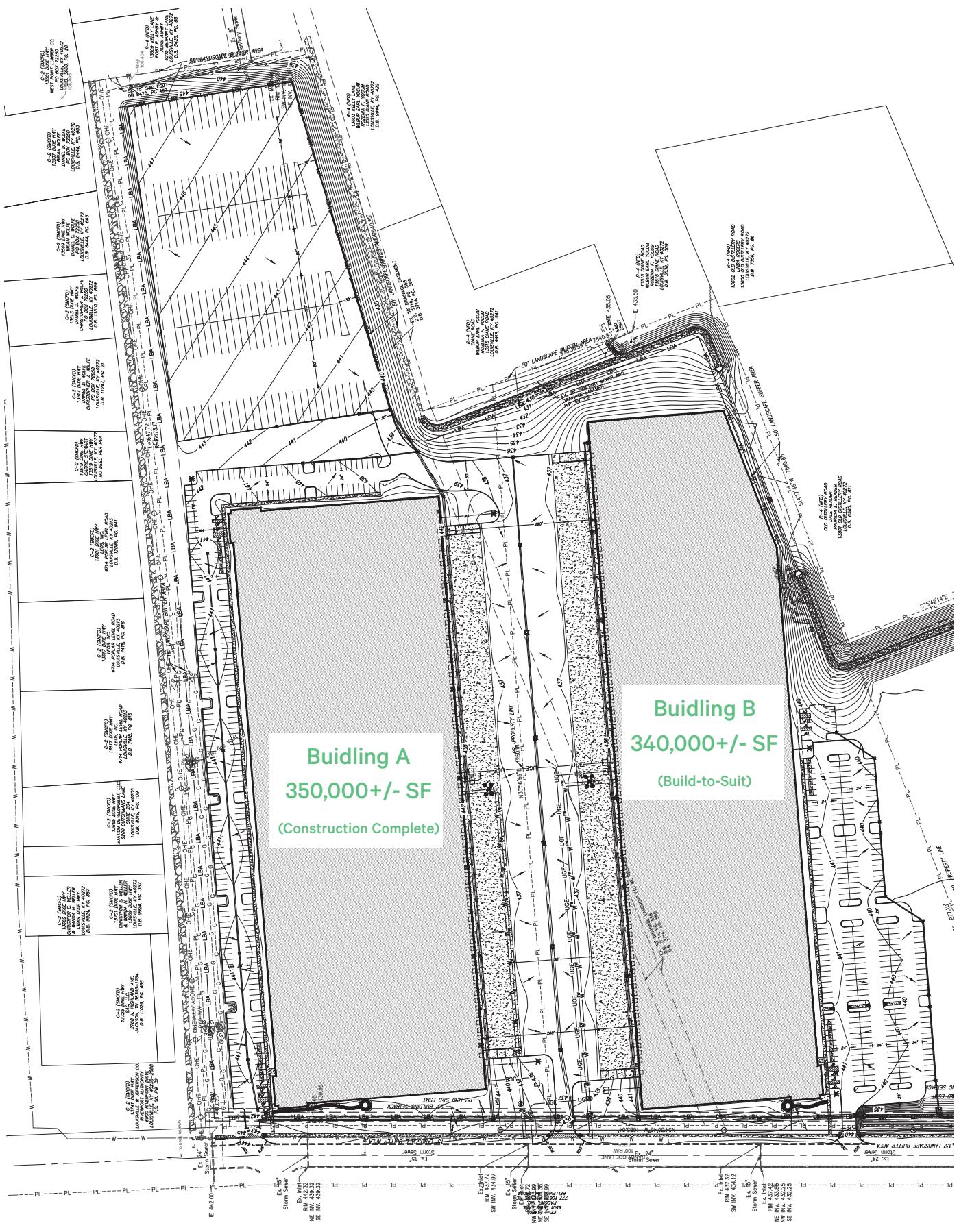
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## BUILDING A

<b>Available Space</b>	110,000-350,000+/- SF
<b>Office Area</b>	BTS
<b>Construction Type</b>	Concrete Tilt-Up
<b>Clear Height</b>	36'
<b>Fire Suppression</b>	ESFR
<b>Dock Doors</b>	24 equipped dock positions
<b>Drive-In Doors</b>	2 (14' X 16')
<b>Column Spacing</b>	50' X 50'
<b>Lighting</b>	LED
<b>HVAC</b>	Air conditioned

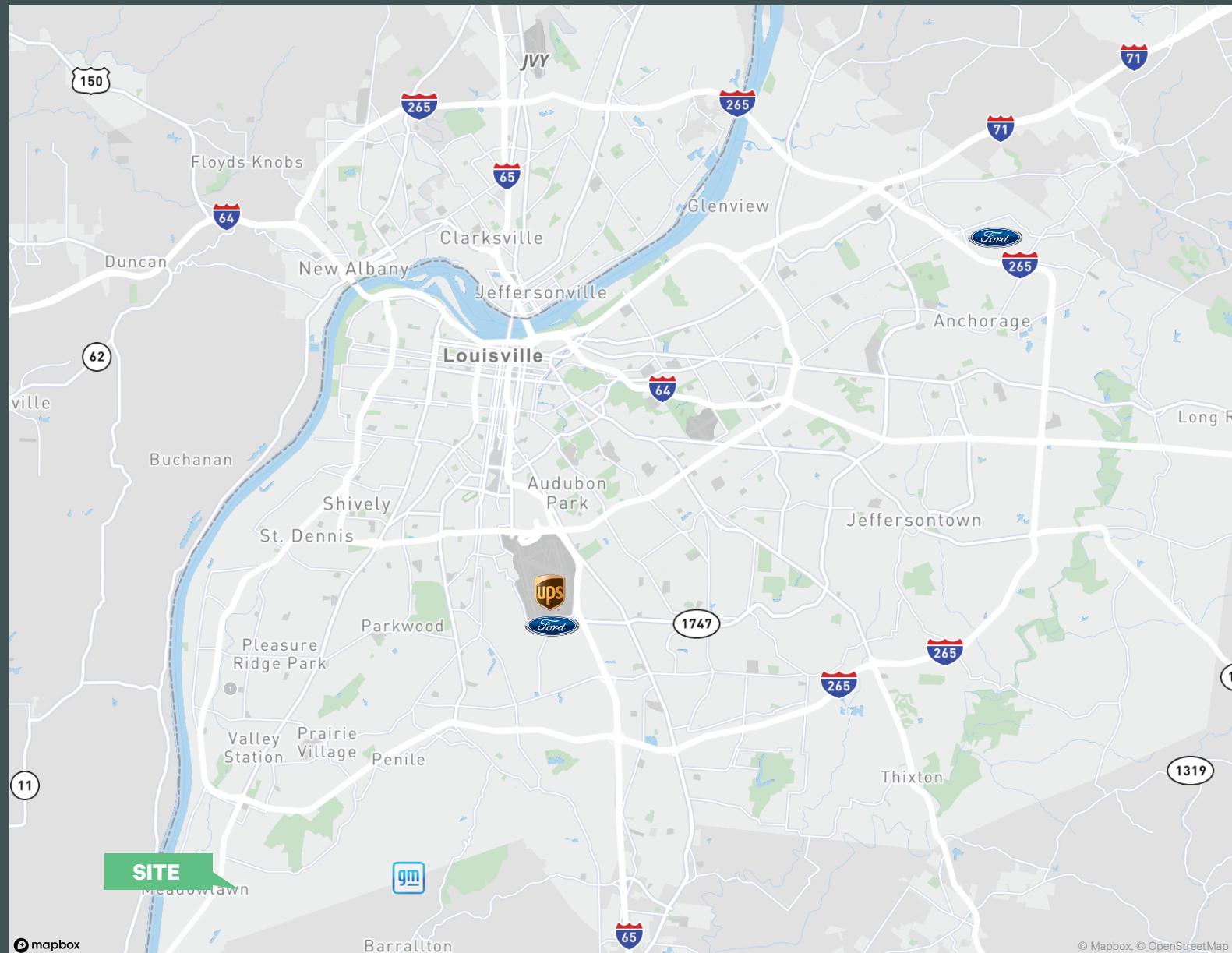
<b>Electric</b>	2000 amp, 277/480 volt, 3-phase
<b>Roof</b>	60 mil TPO
<b>Truck Court</b>	130'
<b>Car Parking</b>	272
<b>Trailer Parking</b>	123
<b>Slab</b>	7"
<b>Jurisdiction</b>	Jefferson County
<b>Zoning</b>	EZ-1
<b>Utilities</b>	Gas: LG&E Sewer: MSD Water: Louisville Water Company Electric: LG&E





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