



CLARION PARTNERS

For Lease

NAI Fortis Group

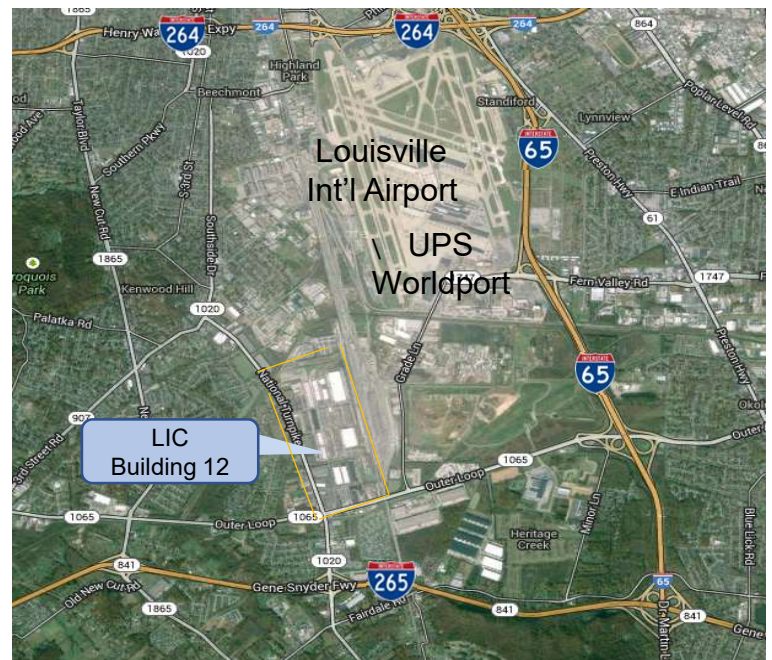
Louisville Industrial Center – Building 12
7825 National Turnpike
Louisville, KY 40214

103,024 Square Feet Available



LOCATION HIGHLIGHTS

- Prominent location in central Louisville/Jefferson County Metro Area
- 3.5 Miles to Louisville International Airport and UPS World Port air freight hub and I-65
- EZ-1 Zoning
- Professionally managed Industrial Park
- Adjacent to CSX Intermodal Terminal
- Access to excellent workforce in southern Jefferson County

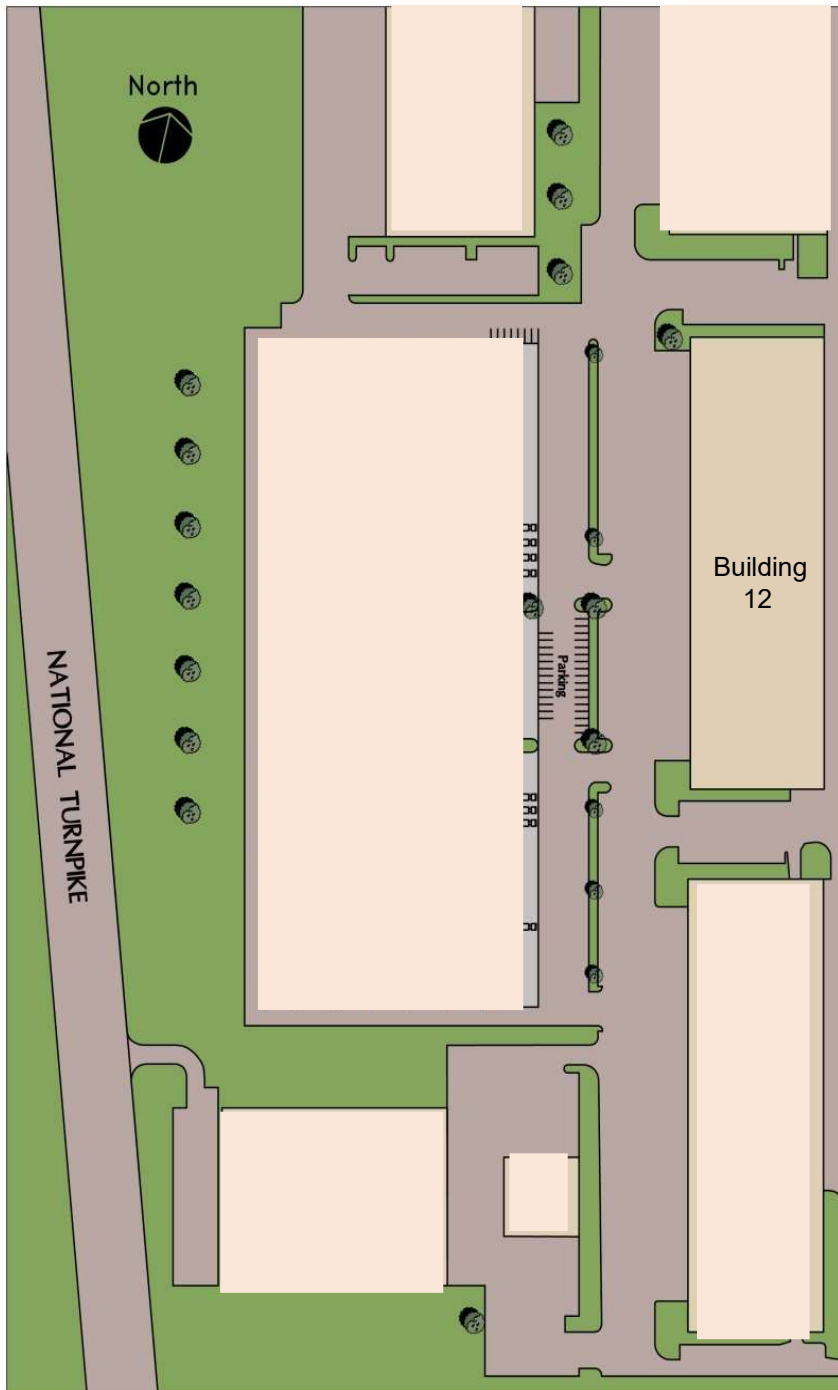


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Louisville Industrial Center – Building 12



BUILDING FEATURES

Building Size:	103,024 SF
Building Dimensions:	572' x 180"
Construction Type:	Concrete tilt wall and steel frame structure
Office Space:	~ 6,000 sf of Class A office space
Clear Height:	22' minimum
Column Spacing:	36' X 30' column spacing
Floor:	6' reinforced concrete slab
Loading Docks:	14 9' x 10' dock doors
Drive-in Doors:	Three 12' x 14' doors
Fire Protection:	Fully sprinklered
HVAC:	Gas-fired unit heaters
Truck Court:	120' deep truck court
Auto Parking:	40+ spaces
Electrical:	4,500 amp, 277/480 volt 3-phase

For more information on this opportunity, please contact

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