

TWO BUILDING CLASS "A" DEVELOPMENT - BUILD-TO-SUIT PARK BULLITT COMMERCE CENTER

3614 S PRESTON HWY, SHEPHERDSVILLE, KY 40165



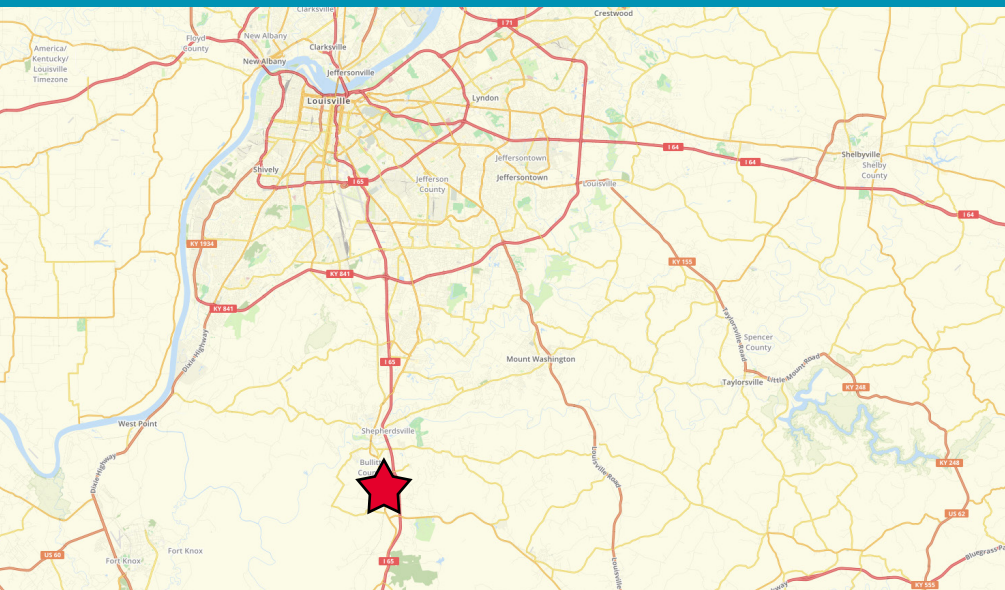
**FOR SALE
OR LEASE**

**BUILDING 1
187,200 SF**

**BUILDING 2
120,880 SF**

33.22 ACRES

SHEPHERDSVILLE - 16 MILES TO UPS WORLDPORT



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 **CUSHMAN & WAKEFIELD**
Commercial Kentucky

 **BRENNAN**
INVESTMENT GROUP

SITE PLAN

3614 S PRESTON HWY
SHEPHERDSVILLE, KY



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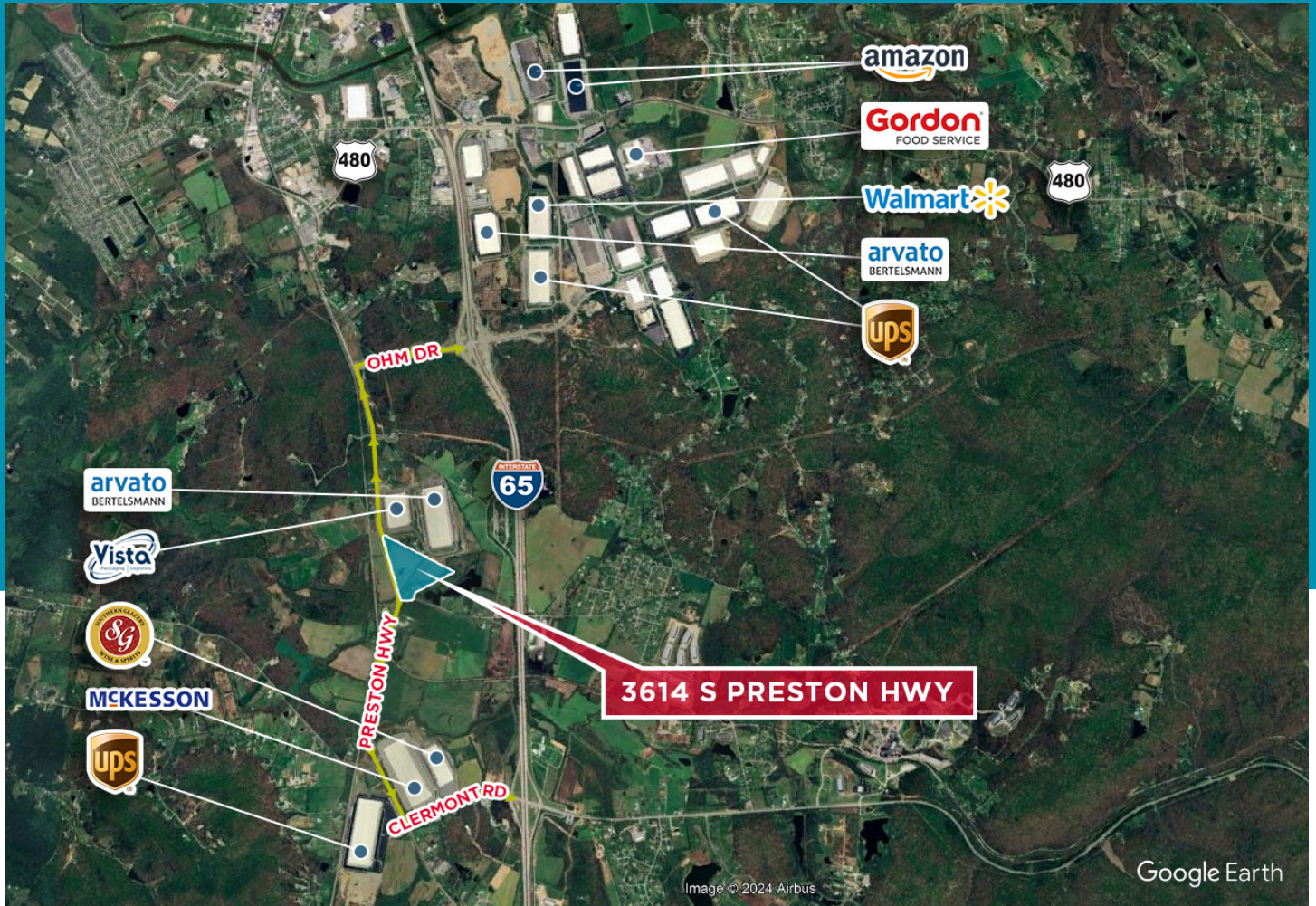
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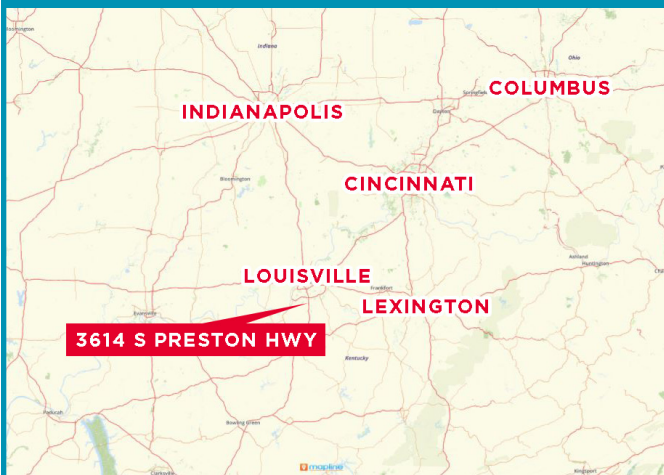
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SITE MAP

3614 S PRESTON HWY
SHEPHERDSVILLE, KY



REGIONAL MAP



DISTANCE FROM SITE

CITY	MILES
LEXINGTON	78
CINCINNATI	122
INDIANAPOLIS	137
COLUMBUS	228
ST. LOUIS	285
CHICAGO	320

PROPERTY FEATURES

GENERAL SPECS	
SITE	35 acres
CLEAR HEIGHT	32' clear
FIRE PROTECTION SYSTEM	ESFR
ROOF	White TPO
FLOORS	6" unreinforced
WAREHOUSE LIGHTING	LED
ZONING	I-L

BUILDING 1 SPECS	
SQUARE FEET	187,200 sf
SPEC OFFICE	Build-to-suit
POWER	1,600 amps, 480 volts
COLUMN SPACING	54' x 50' typical, 60' speed bays
DOCK DOORS	19 (9' x 10')
DRIVE-IN DOORS	2 (12' x 14')
TRUCK COURT	130'

BUILDING 2 SPECS	
SQUARE FEET	120,880 sf
SPEC OFFICE	Build-to-suit
POWER	1,600 amps, 480 volts
COLUMN SPACING	54' x 50' typical, 60' speed bays
DOCK DOORS	13 (9' x 10')
DRIVE-IN DOORS	2 (12' x 14')
TRUCK COURT	130'

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