

FOR SALE
OR LEASE

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Park South Building 2

450 Plaza Park Boulevard, Lebanon Junction, KY

AIR CONDITIONED WAREHOUSE



PROPERTY FEATURES:

- + 427,573+/- SF available
- + 3,000+/- SF office space
- + 20 dock doors (expandable to 73)
- + 4 drive-in doors
- + Air conditioned warehouse
- + 36' clear height
- + 50' X 50' column spacing
- + ESFR sprinkler system
- + Immediate I-65 access
- + 18.6 miles to Ford Battery Plant
- + 24.6 miles to UPS Worldport
- + 24.5 miles to Ford LAP
- + Zoned I-L
- + Contact agent for pricing



CBRE

PARK SOUTH | BUILDING 2
450 PLAZA PARK BOULEVARD, LEBANON JUNCTION, KY

Property Specifications

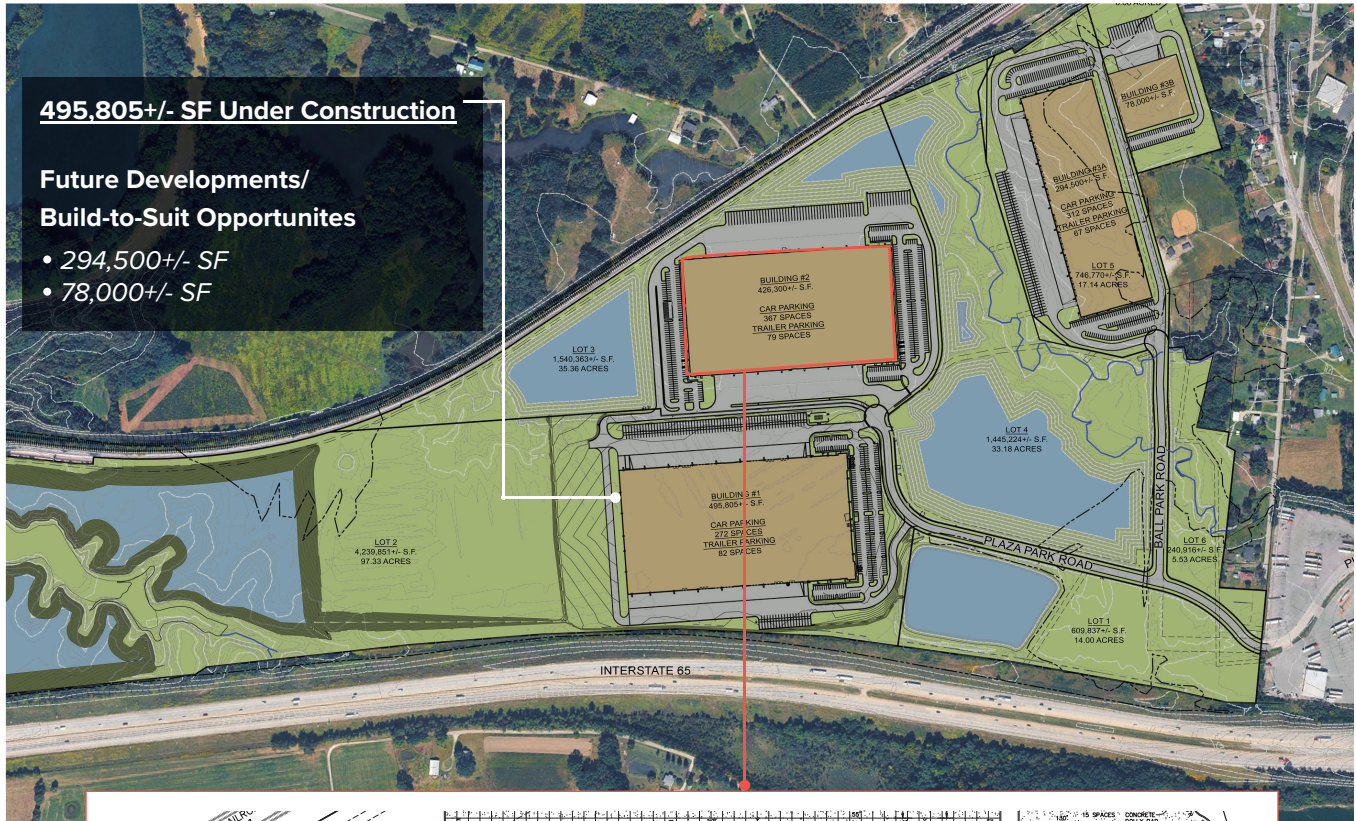
Building Size	427,573+/- square feet	Dock Doors	20 (9' X 10') expandable to 73 with 35,000 lb. levelers and seals
Available Square Feet	427,573+/- square feet (Divisible)	Drive-In Doors	4 (12' X 14')
Site Size	35.36+/- acres	Slab	6" unreinforced
Building Dimensions	870' X 490'	Roof	45 mil TPO
Fire Suppression	ESFR	Parking	438 car / 68 trailer
Clear Height	36'	Power	3,000 amps, 480v/277, 3-phase
Column Spacing	50' X 50'	Office	3,000+/- SF
Speed Bay	70' X 50'	Zoning	I-L
Lighting	LED	Status	Certificate of Occupancy in place
HVAC	Air conditioned warehouse	Location	Bullitt County Submarket

Location Highlights



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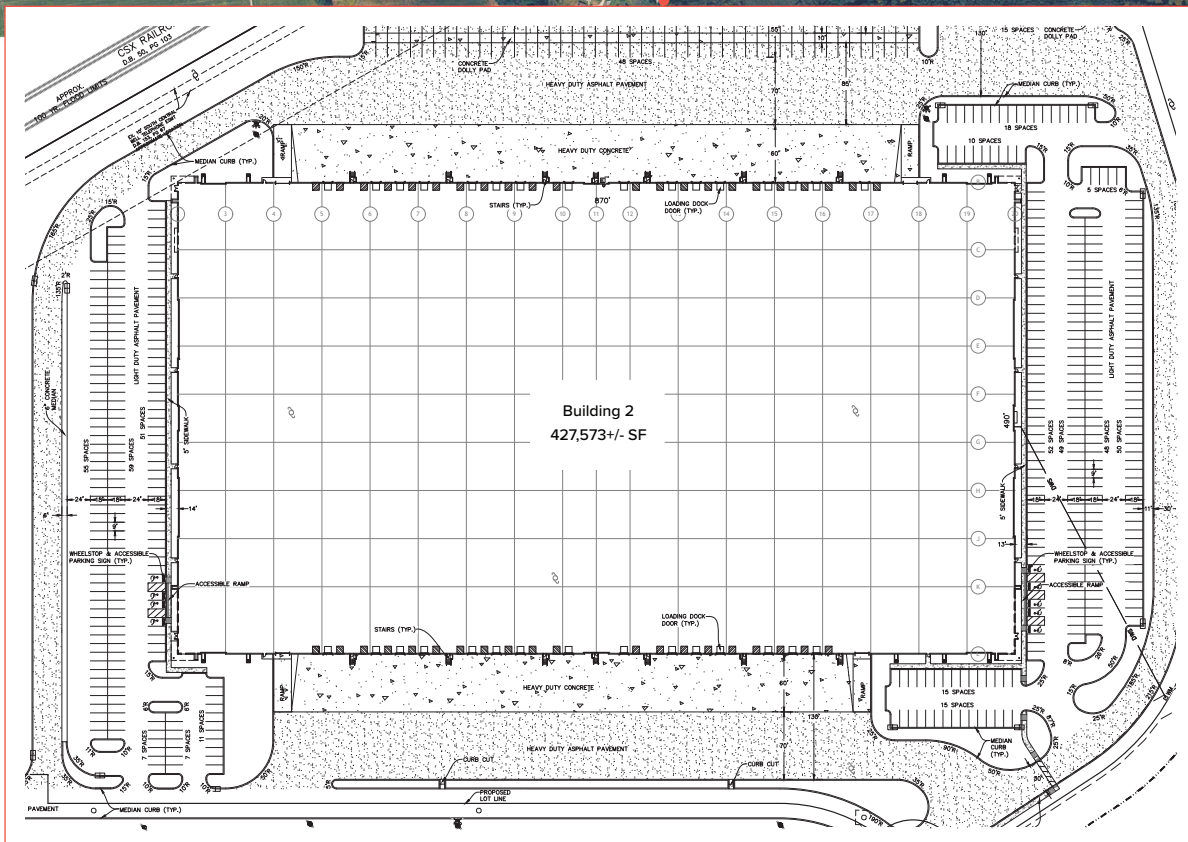
SITE PLAN



495,805+/- SF Under Construction

**Future Developments/
Build-to-Suit Opportunities**

- 294,500+/- SF
- 78,000+/- SF





PLEASE CONTACT:

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