

2012 NORTHWESTERN PKWY LOUISVILLE, KY 40203



INDUSTRIAL WAREHOUSE FOR LEASE



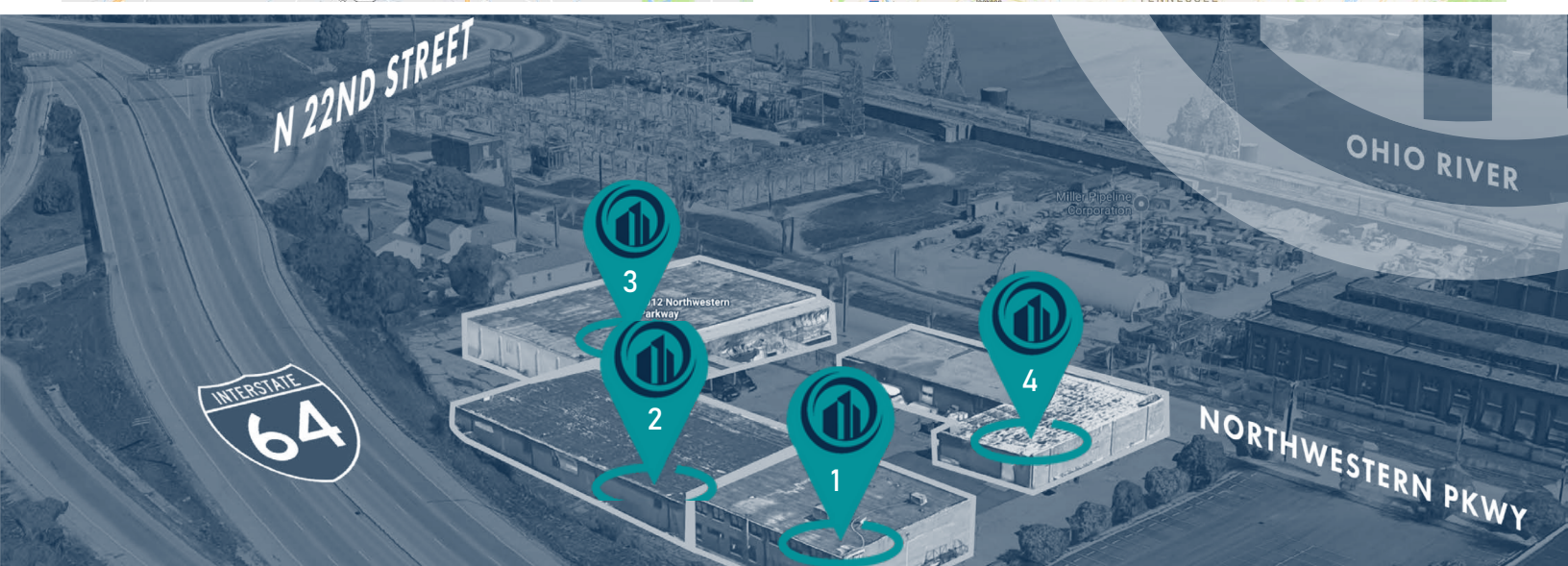
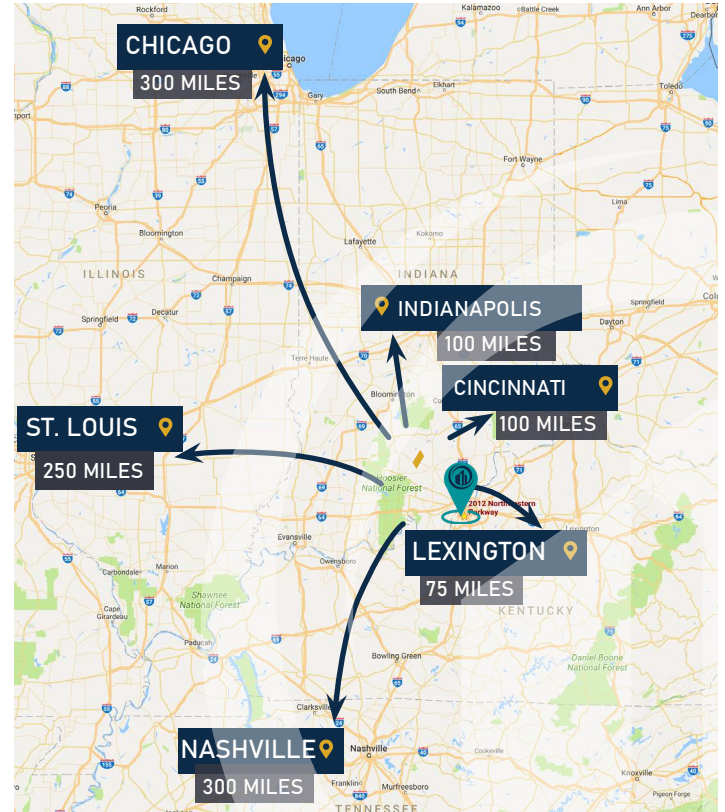
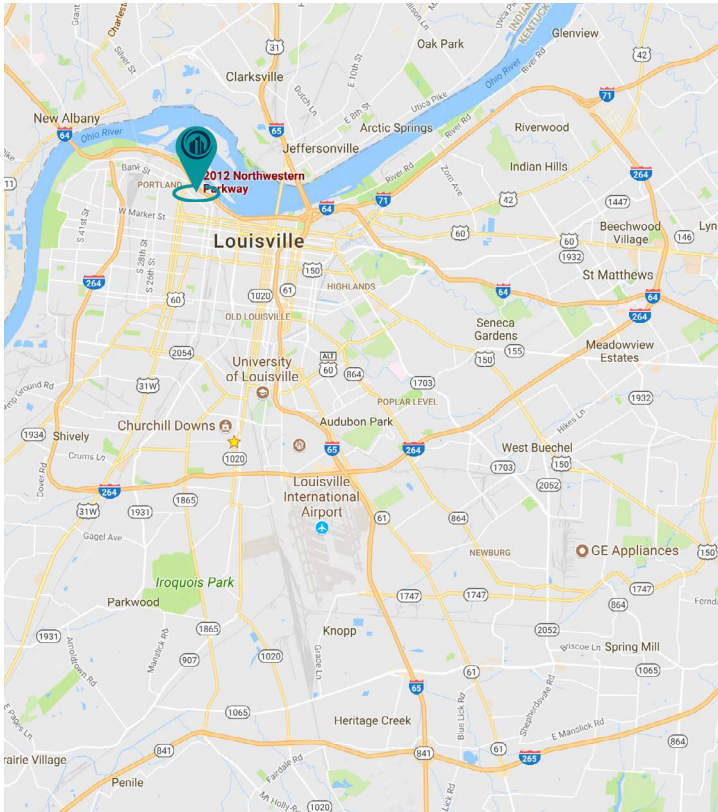
OFFICE & WAREHOUSE COMPLEX FOR LEASE

PROPERTY HIGHLIGHTS

This 2.25 acre property containing approximately 55,249 square feet including 6,600 square feet of office space and 47,400 square feet of warehouse space is now available for sale. This site and buildings were originally constructed for the purpose of forklift manufacturing. The main building, with it's Art Deco facade is two stories and constructed of brick.

The warehouse buildings contain great ceiling height, large roll-up garage doors, loading ramps and loading docks for larger box trucks. This property offers great exposure from I-64 (East & West) and is easily accessible from 22nd street exit ramp. Call listing agent for your privatetour of the property and space.

AREA LOCATION



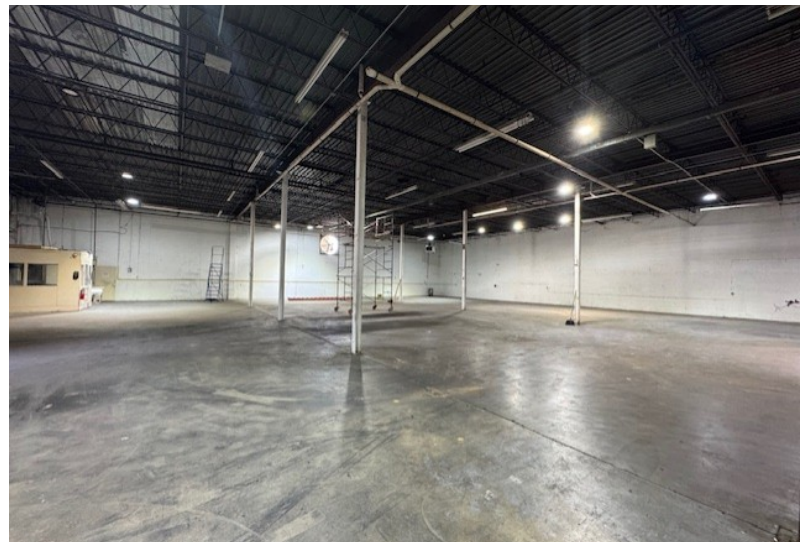
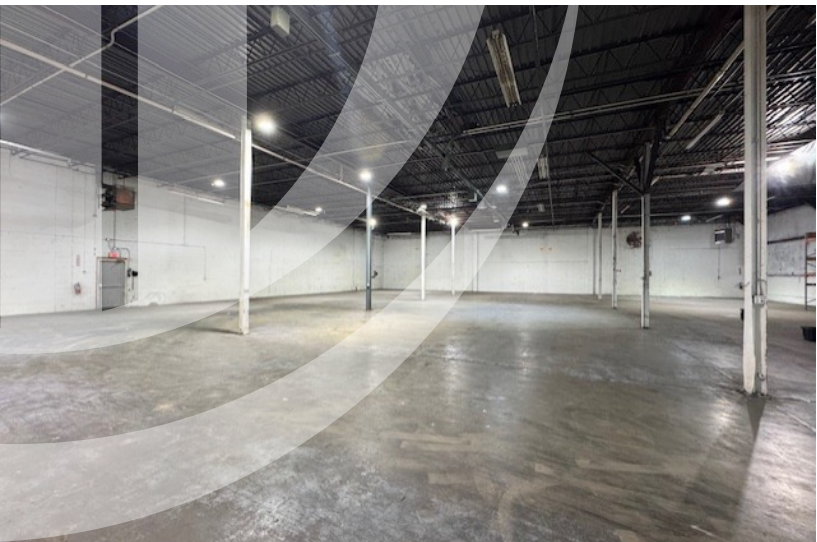
Proximities

2012 Northwestern Parkway is situated in a historic and community-focused part of Louisville, with convenient access to downtown, the riverfront, and a variety of local amenities. The Portland neighborhood is known for its rich history, ongoing revitalization efforts, and strong community ties.

Approximately 3 miles southeast, accessible via major roads like I-64 and W Market Street, offering easy access to the city's business district, restaurants, and cultural attractions. The property is close to the Ohio River, providing scenic views and access to riverfront parks and walking trails.

FEATURING:

- Building 1: 2-story brick office/warehouse building containing 13,334 SF of which includes 6,665 SF of 1st floor warehouse space and 6,670 SF of 2nd floor finished office space
- Building 2: 1-story block warehouse building 12,329 SF
- Building 3: 1-story block warehouse building 16,875 SF
- Building 4: 1-story brick warehouse building 11,091 SF
- Site: Contains 2.25 Acres



PROPERTY INFORMATION

Property Type: RETAIL/COMMERCIAL
Docks/Doors: 3 DOCKS, 8 DOORS
Office SF: 6,600 SF
Drive In Bays: 5 BAYS

Lease Price: \$4.00/SF NNN
MSA: LOUISVILLE/JEFFERSON COUNTY
Total Availability: 6,000 - 25,000 RSF
Parking: AMPLE SITE PARKING AVAILABLE
Property Use Type: INVESTMENT, VACANT/OWNER USER

PROPERTY CONTACTS:

CORE Real Estate Partners



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ABOUT US

Founded in Louisville, KY, CORE Real Estate Partners utilize a data-driven approach to provide comprehensive and unique full-service solutions for our clients' real estate needs. CORE specializes in urban, near-urban areas and town-centers, for long term commercial real estate strategies and solutions.

Our collaborative approach attracts clients who understand and appreciate the benefits of long-term real estate investment to grow income producing assets. With more than 55 years of combined real estate experience in Louisville, we incorporate technology and entrepreneurship into our strategy to enhance the real estate investment results for our partners.

Learn more about this property and CORE Real Estate Partners at: core502.com