

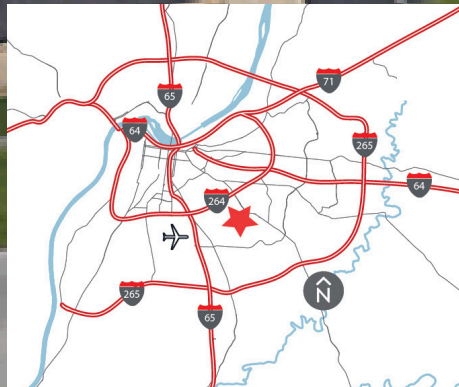



# For lease

4111 Champions Trace Lane  
Louisville, Kentucky 40218

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# Property specifications

4111 Champions Trace Lane, Louisville, KY 40218

## Advantages and amenities

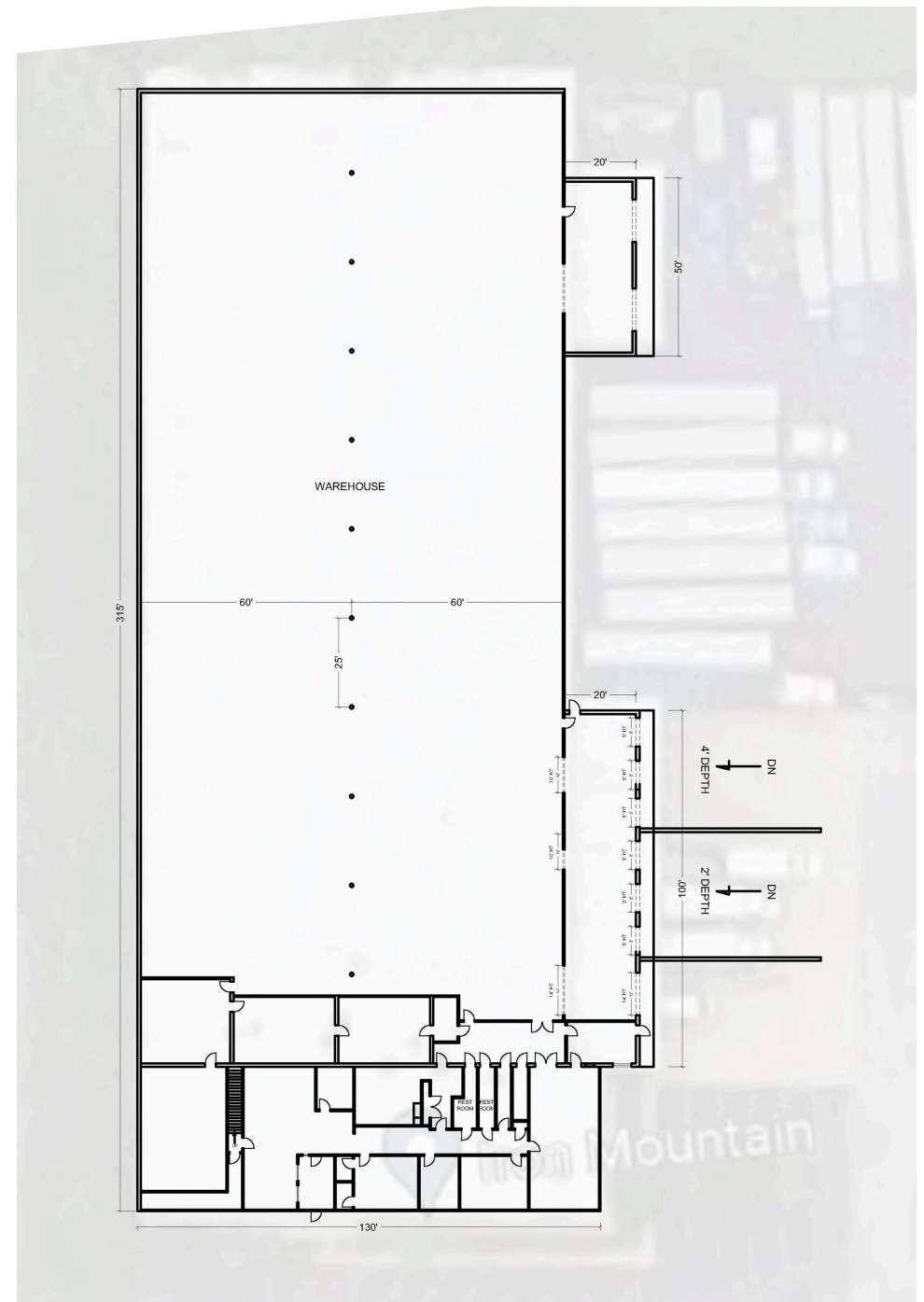
- Central location
- M-3 & M-1 zoning

## Driving distances

- 1 mile to I-264
- 3 miles to I-65
- 4.5 miles to UPS WorldPort
- 5.5 miles to I-64

## Building specifications

- 41,200 SF (1st floor only)
- 5,200 SF office
- Additional 7,150 SF of 2nd floor office and mezzanine
- 21' - 24' clear height
- 25' x 60' column spacing
- 3 - 4' loading docks
- 3 - 2' loading docks
- 3 drive-in doors
- 2 - 400-amp, 208 volts, 3 phase services
- Generator transfer switch
- 5-acre lot (shared)
- Wet sprinkler system
- 1984 construction



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