



DOWNTOWN SUBMARKET



990 S. NINTH STREET

Louisville, KY 40203

**265,000 SF
FOR LEASE**

PROPERTY HIGHLIGHTS

- Approximately 265,000 total sf
- 16,108 – 236,550 sf available
- 16,108 SF of corporate office area
- Eight (8) dock doors
- Seven (7) drive-in doors
- 191 parking spaces
- Compressed air
- Wet sprinkler system
- Gas heat
- Convenient access to I-64 and Downtown
- 2,000-amp, 277/480-volt, 3-phase power



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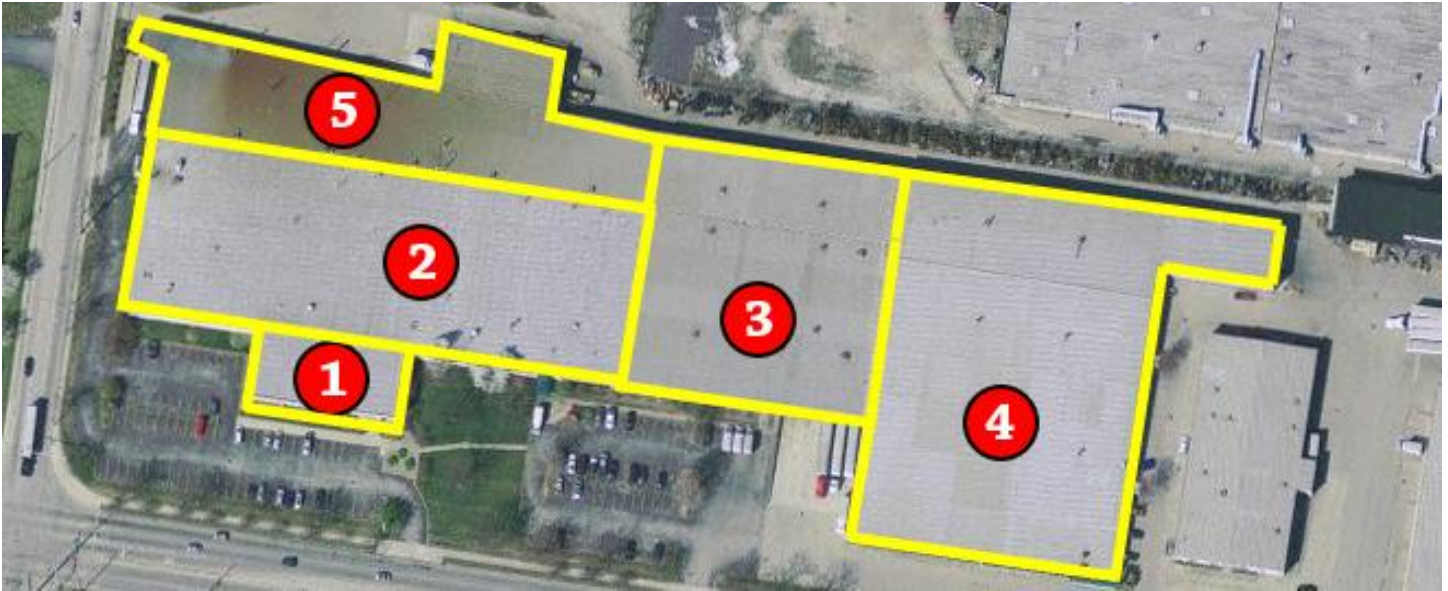
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AERIAL/LOCATION MAP



SECTION 1

- Approximately 16,108-sf office area on two (2) floors
- +/- 8,054 square feet on each floor
- Twenty-five (25) private offices/conference rooms on first floor
- Eleven (11) private offices/conference rooms on second floor
- One (1) coffee bar on each floor
- Two (2) bathrooms on each floor

SECTION 2

- Approximately 86,151 square feet
- +/- 1,131 square feet of office and restroom area
- Interior dock and one (1) drive-in door
- Bus duct
- Air-conditioned warehouse with two (2) 720,000 BTU air-handling u
- Ceiling heights 16' - 20'

SECTION 3

- Approximately 72,000 square feet
- +/- 3,071 square feet of office area
- +/- 6,400 square feet shop/maintenance area
- Two (2) 8" x 8" drive-in doors
- Bus duct (400-amp)
- Air-conditioned warehouse
- Plant bathrooms
- Ceiling heights 14' - 16'

SECTION 4

- Approximately 44,737 square feet
- Office space and two (2) plant bathrooms
- One (1) Interior dock with leveler (73' deep)
- Two (2) 16' x 22' drive-in doors
- One (1) 8' x 10' dock door
- Three (3) 5' x 10' docks at 18" height
- Ceiling heights 13' - 16'

SECTION 5

- Approximately 49,940 square feet
- +/- 1,072 square feet of office area
- Six (6) 8' x 10' dock doors with levelers
- One (1) 8' x 10' drive-in door
- Ceiling heights 12' - 20'

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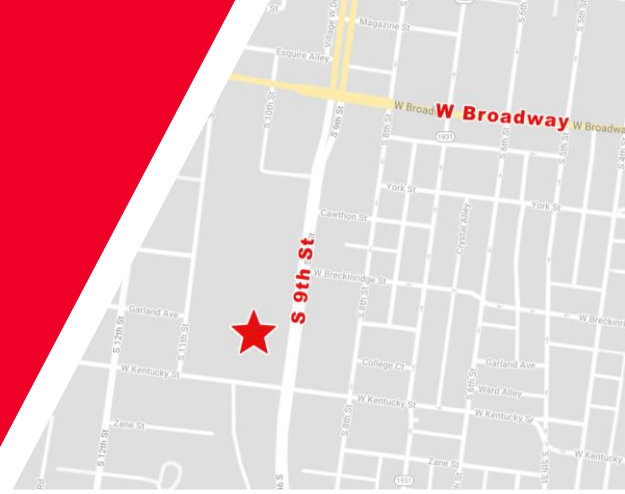
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AERIAL/LOCATION MAP



Demographics

	1 Mile	3 Mile	5 Mile
Population	14,899	119,732	256,973
AVG. HH Income	\$41,033	\$52,680	\$65,040
Daytime Population	39,554	206,428	339,435

Traffic Counts

S 9th St: 17,016 ADT

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