

10401 BUNSEN WAY

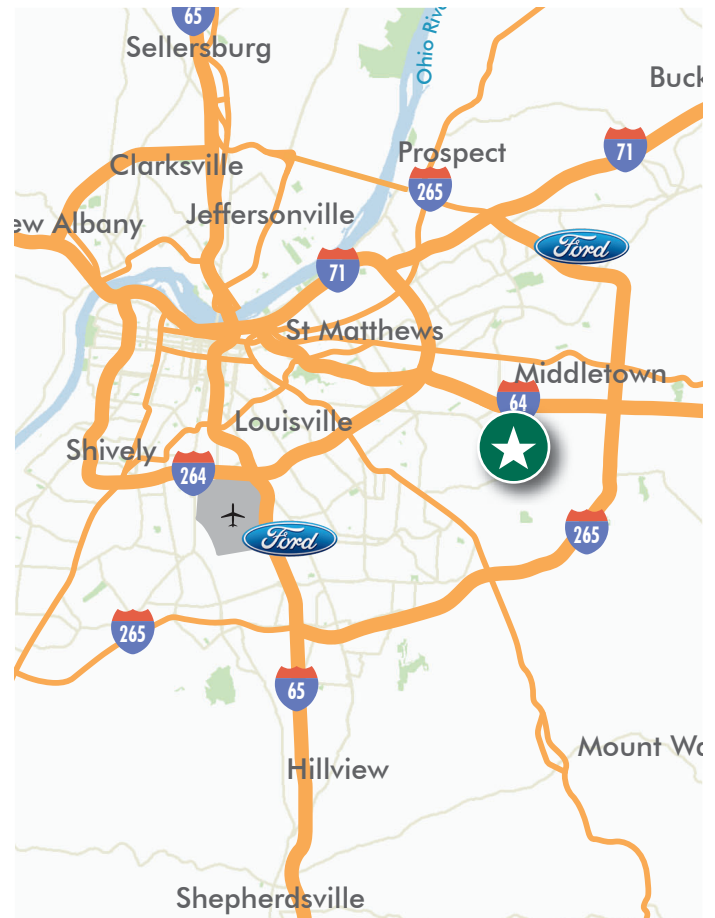
FOR LEASE

LOUISVILLE, KY 40299



PROPERTY FEATURES

- 184,660 SF Available
- 9.87± Acres
- 6,463± SF Office Space
- 31 Dock Doors
- 4 Drive-In Doors
- 16 - 25' Clear Height
- 106 Vehicle Parking Spaces
- 3,000 Amp, 480V, 3 phase Electric Service
- Reinforced Concrete Floors
- Wet Sprinkler System
- 2.0 Miles to I-64
- 9.1 Miles to Ford KTP
- 13.4 Miles to UPS Worldport
- Zoned M-1

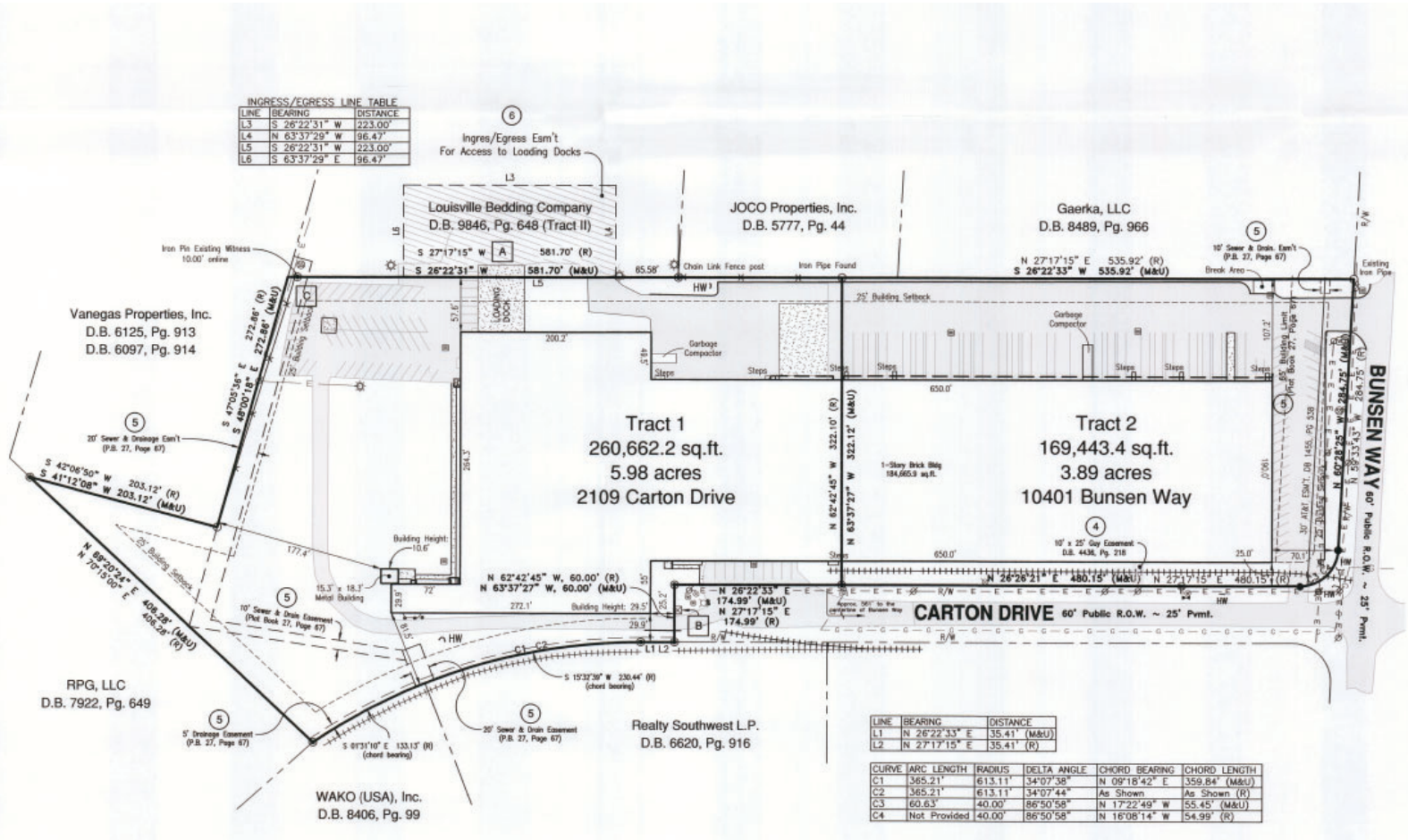


PROPERTY OVERVIEW

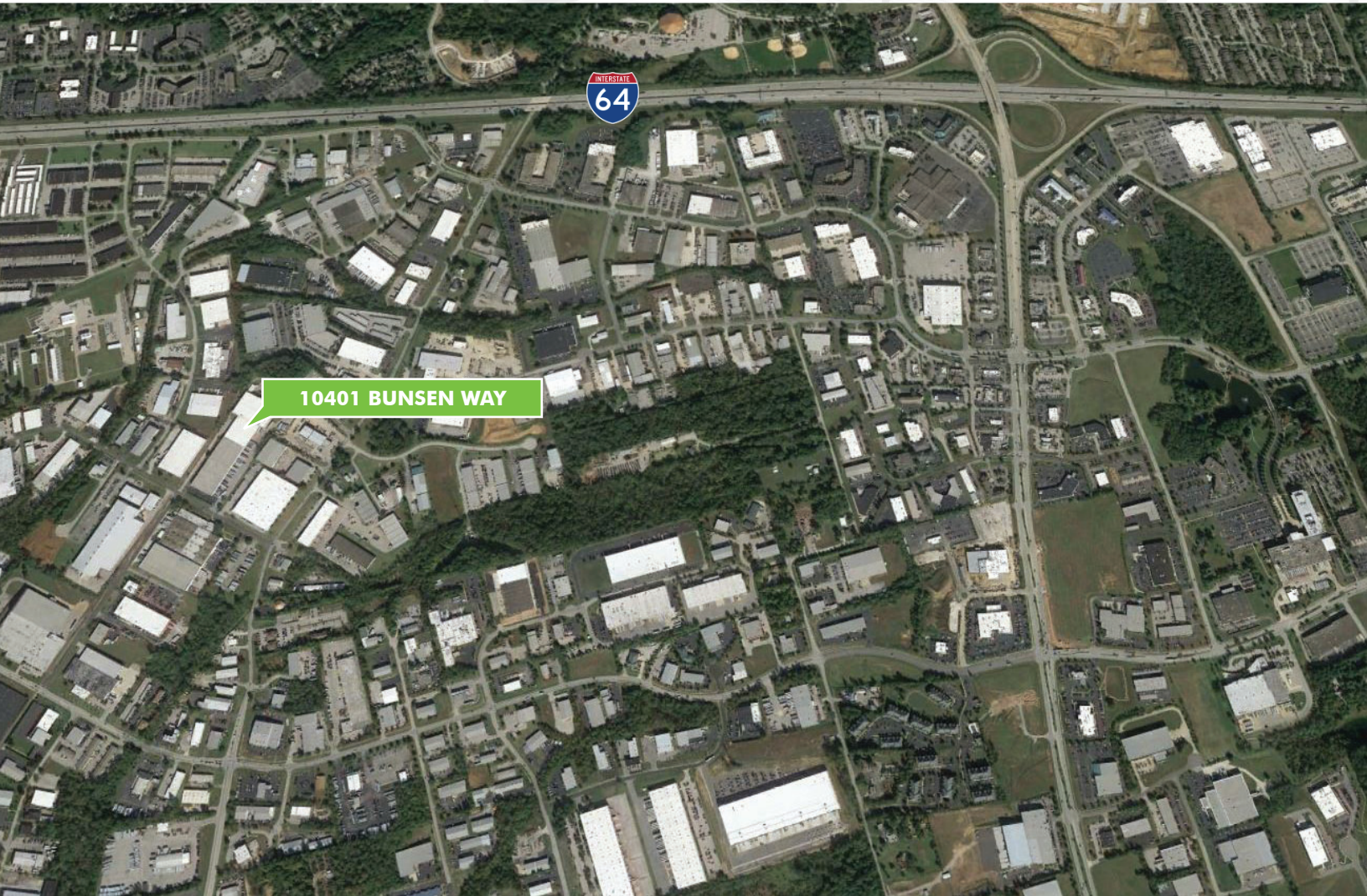
Available Space	184,660± SF
Lot Size	9.87 Acres
Dock Doors	31
Drive-In Doors	4
Clear Height	16' - 25'
Office Area	6,463± SF
Fire Protection System	Wet Sprinkler System
Parking	106 Vehicle Parking Spaces
Truck Court	107.2' Deep
Structure Exterior	Concrete Tilt-Up
Year Built / Expanded	1972 / 1997
Heat Source	Gas / Forced Air
Electric	3,000 Amp, 480V, 3 phase Electric Service
Zoning	M1 - Light Manufacturing
Floors	Reinforced Concrete
Roof	EPDM Roof, Built-Up Roofing (BUR) with rolled asphalt, low-slope standing seam metal roof, and flat polyurethane foam (PUF)

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SITE PLAN



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KEVIN GROVE, CCIM SIOR

Senior Vice President
+1 502 412 7615
kevin.grove@cbre.com

PRESTON SCHILLING

Associate
+1 502 412 7612
preston.schilling@cbre.com

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