

7707 NATIONAL TURNPIKE, SUITE
400

7707 National Turnpike, Suite 400 | Louisville, KY
FOR LEASE



 Dahlem

THE SPACE

Location	7707 National Turnpike, Suite 400 Louisville, KY 40214
Size	20,165 SF
Space	Flex Space
Lease Type	Gross

HIGHLIGHTS

- Approx 7,794 SF Warehouse & 12,372 SF Class A Office (Space could be subdivided)
- Minutes from Louisville Muhammad Ali International Airport
- (2) Drive-In Doors
- (2) Elevated Docks
- (3) Glass Overhead Doors
- Ample Parking
- Frontage on National Turnpike



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,228	47,014	154,102

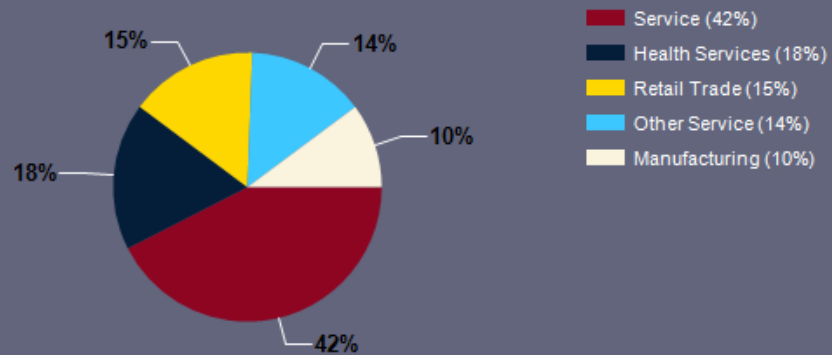
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,142	\$74,900	\$71,091

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,021	18,021	61,711

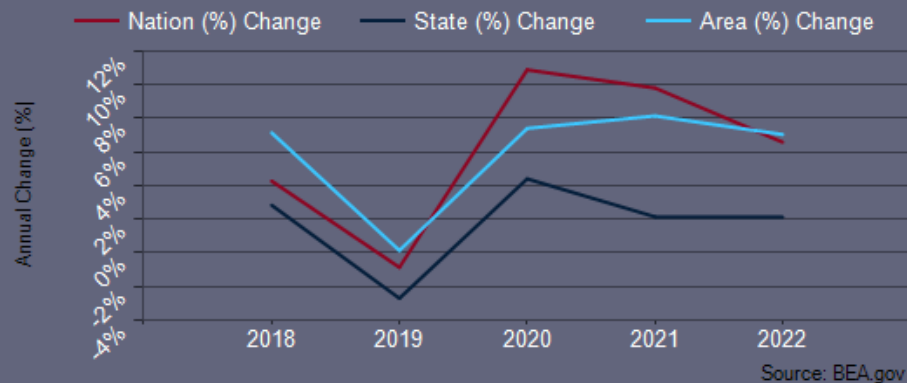
Major Industries by Employee Count



Largest Employers

United Parcel Service	26,328
Norton Healthcare	15,044
Jefferson County Public Schools	14,000
UofL Health	13,136
Ford Motor Company	13,020
Baptist Health	8,657
Walmart	8,550
GE Appliances	8,500

Jefferson County GDP Trend



1865

1020

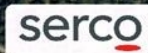
65



Louisville International Airport



PIKE ELECTRIC CORPORATION



DR PEPPER SNAPPLE GROUP



KNOPP

65

J.B. HUNT TRANSPORT SERVICES, INC.



JUSTFAB



1065

AUBURNDALE

1865

1065

1020



SUBJECT PROPERTY



SUITE 400
7707 NATIONAL TPKE
LOUISVILLE, KY





Warehouse



Warehouse



Conference Room



Conference Room



Conference Room



Conference Room



Training Room



Kitchen Area & Overhead Doors



Collaborative Workspace



Executive Office



Executive Office



Collaborative Workspace

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dahlem Realty Company and it should not be made available to any other person or entity without the written consent of Dahlem Realty Company.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dahlem Realty Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem Realty Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem Realty Company has not verified, and will not verify, any of the information contained herein, nor has Dahlem Realty Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Charlie Dahlem
Dahlem Realty Company
Vice President
(502) 814-0290
charlie@dahlem.com

Wes Elmore
Dahlem Realty Company
Leasing Agent
502.814.0291
wes@dahlem.com

