

# 331 Park East Boulevard

New Albany, IN 47150

[www.cbre.com/louisville](http://www.cbre.com/louisville)

22,000± SF Available (Expandable to 40,000± SF) | Cold Storage Space!



## Property Highlights

- 22,000± square feet, expandable to 40,000± SF
- 18' Clear height
- 5 dock doors
- 2 drive-in doors
- Wet sprinkler system
- Excess land for expansion (building pad is prepared)
- Refrigeration and freezer areas
- Recently renovated office and new windows on second floor
- Zoned Industrial
- For Lease: \$11.95/SF/YR, NNN



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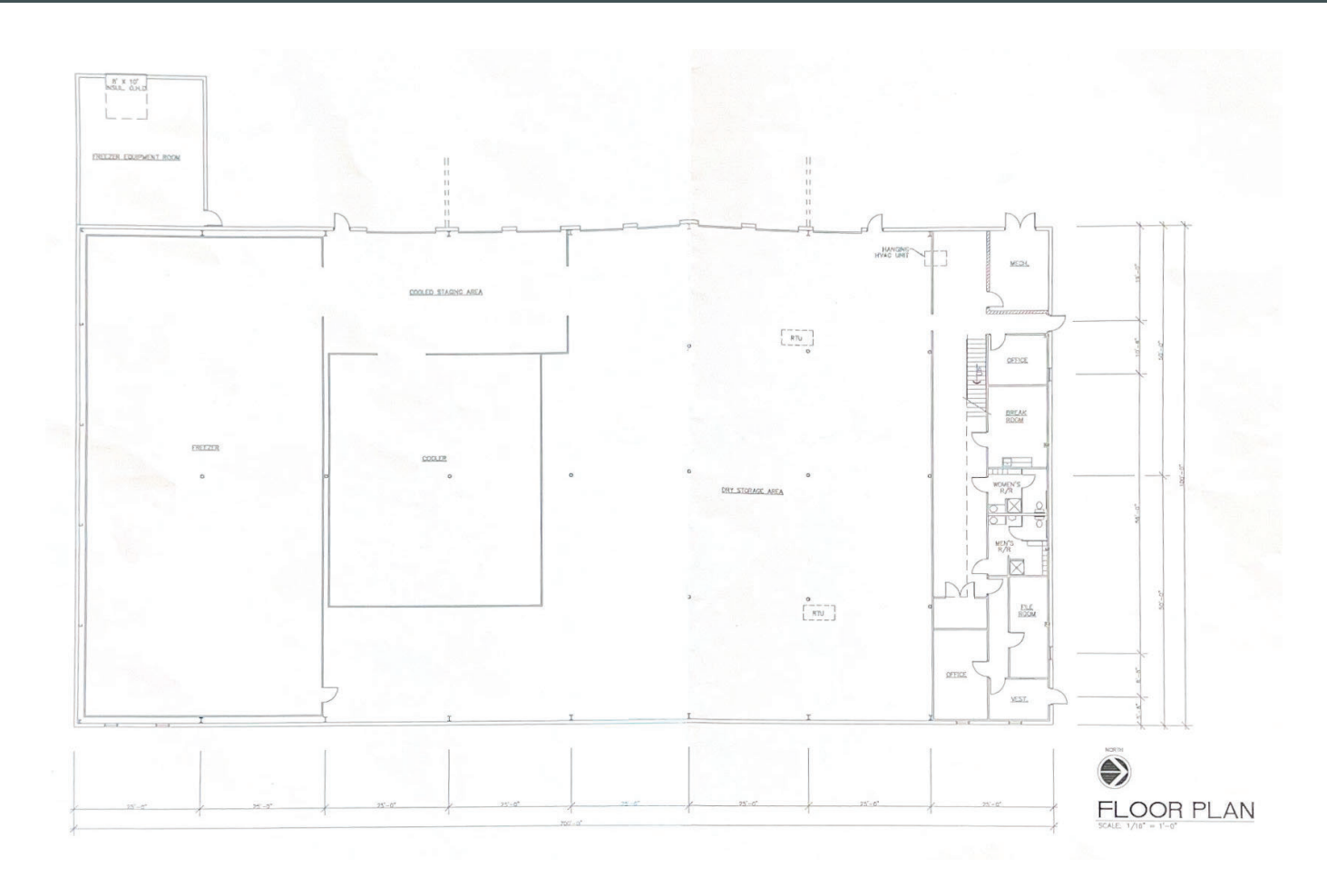
## Building Specs

Available Space	22,000± SF, expandable to 40,000± SF
Office Area	Total office area = 3,000± SF 1,300± SF first floor office 1,700± SF second floor office & mezzanine
Construction Type	Masonry & Metal
Clear Height	18'
Fire Suppression	Wet sprinkler system
Dock Doors	5
Drive-In Doors	2
Slab	6-7"

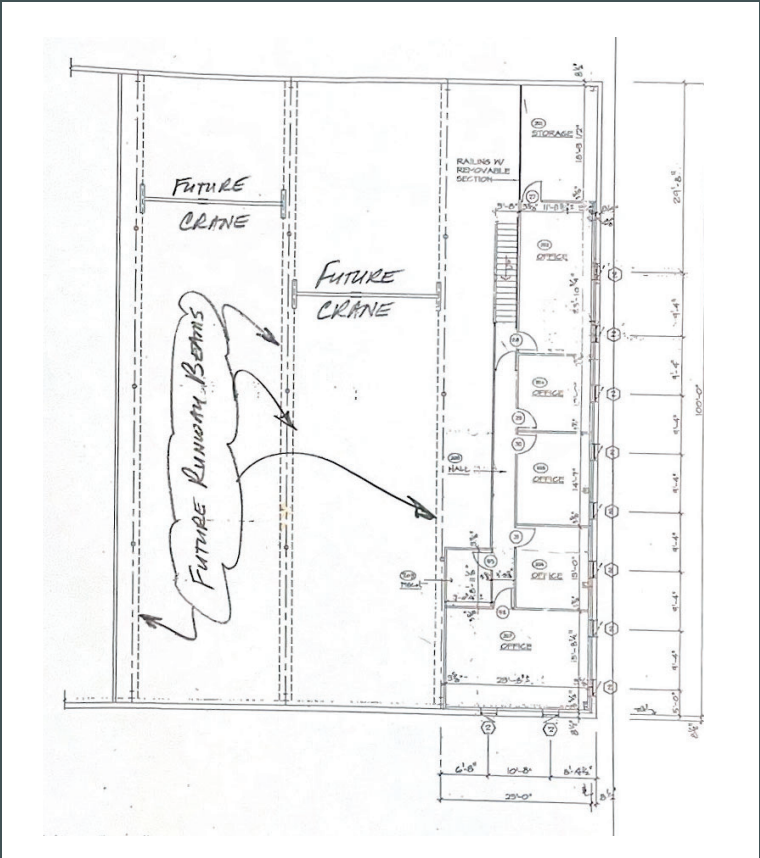
Lighting	Halide in warehouse Fluorescent and LED in office
Electric	1,200 amp, 480V, 3 phase
Expansion Capability	Expandable by additional 22,000 SF. Building pad is prepared
Car Parking	15 Spaces for the office 15-20 Additional in the rear
Windows	Recently replaced on second floor
Zoning	Industrial
Crane	Supports installed
Pricing	\$11.95/SF/YR, NNN



First Floor Plan



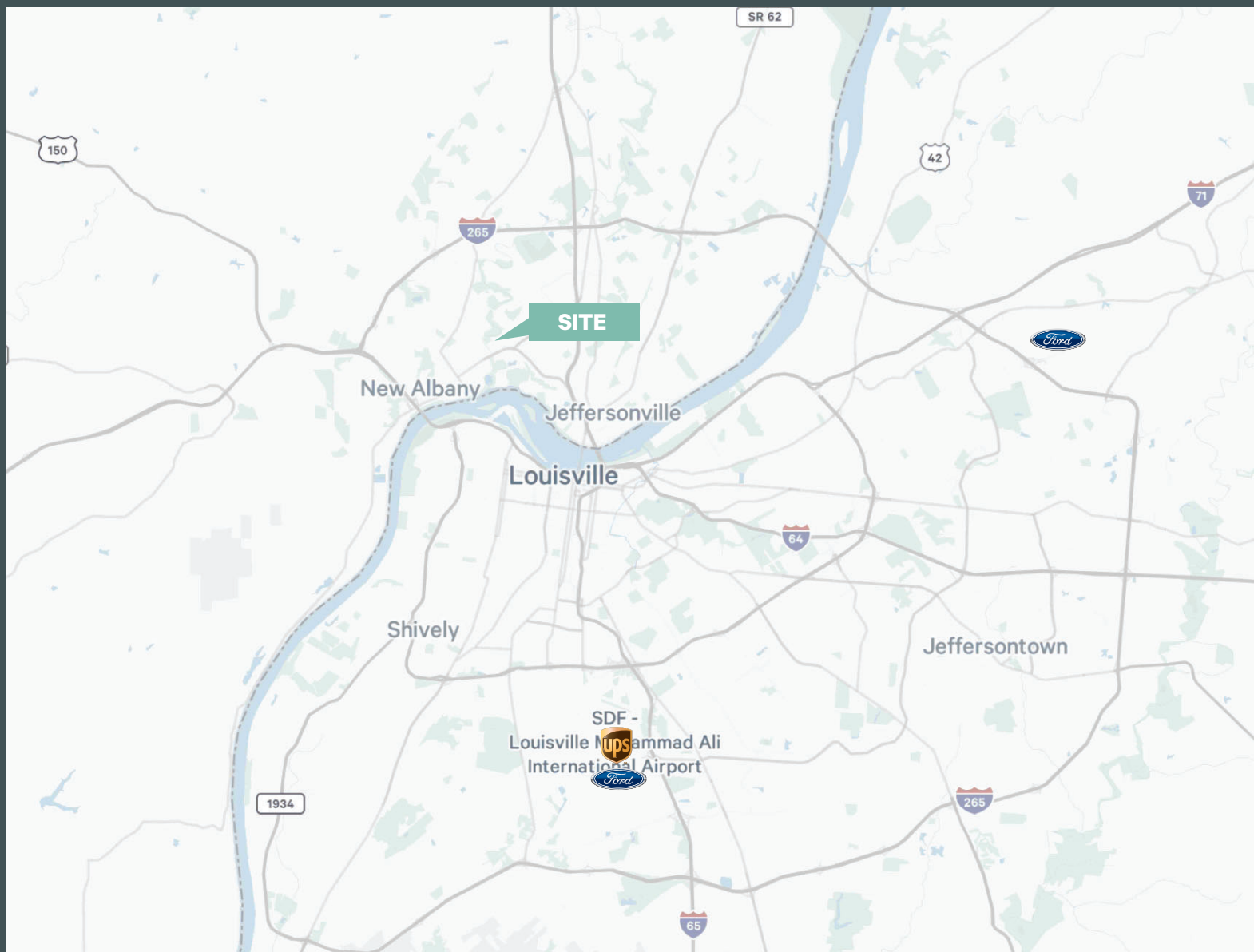
Second Floor Plan





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## Contact Us

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