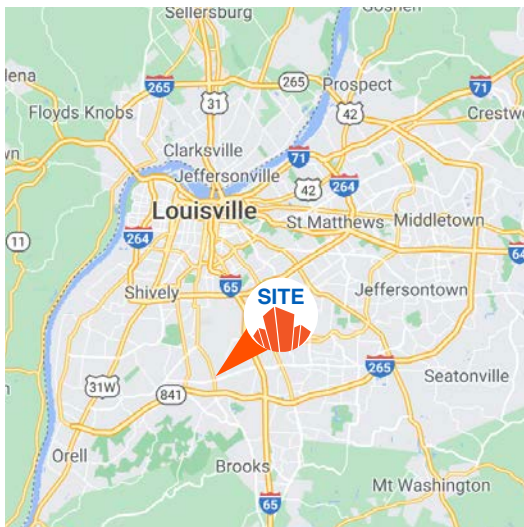




INDUSTRIAL BUILDING FOR SALE

8203 NATIONAL TURNPIKE | LOUISVILLE, KY 40214

FOR SALE: \$5,900,000
55,440 SF ON 10.6 ACRES



- Located 2.5 miles from Louisville Muhammad Ali International Airport & UPS Worldport
- Fully conditioned warehouse building built out as call center
- Potential to redevelop & expand
- 452 parking spaces available
- Zoned EZ-1
- Built in 1983
- High barrier to entry sub-market
- 1 mile from I-265 & 2.7 miles from I-65

JUSTIN BAKER, SIOR
502 454 0911
JBAKER@TRIOCPG.COM

SETH EDENS, SIOR
502 553 4180
SEEDENS@TRIOCPG.COM

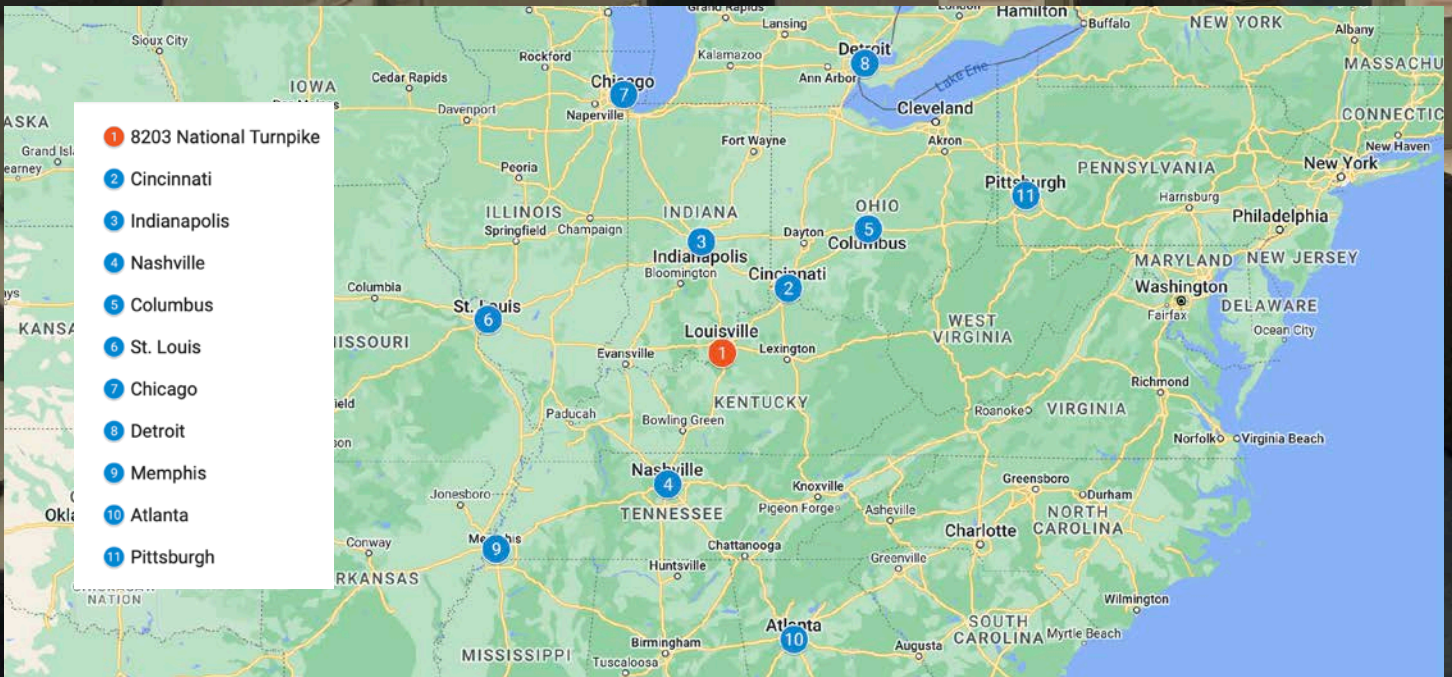
8203 NATIONAL TURNPIKE, LOUISVILLE, KY

PROPERTY FEATURES

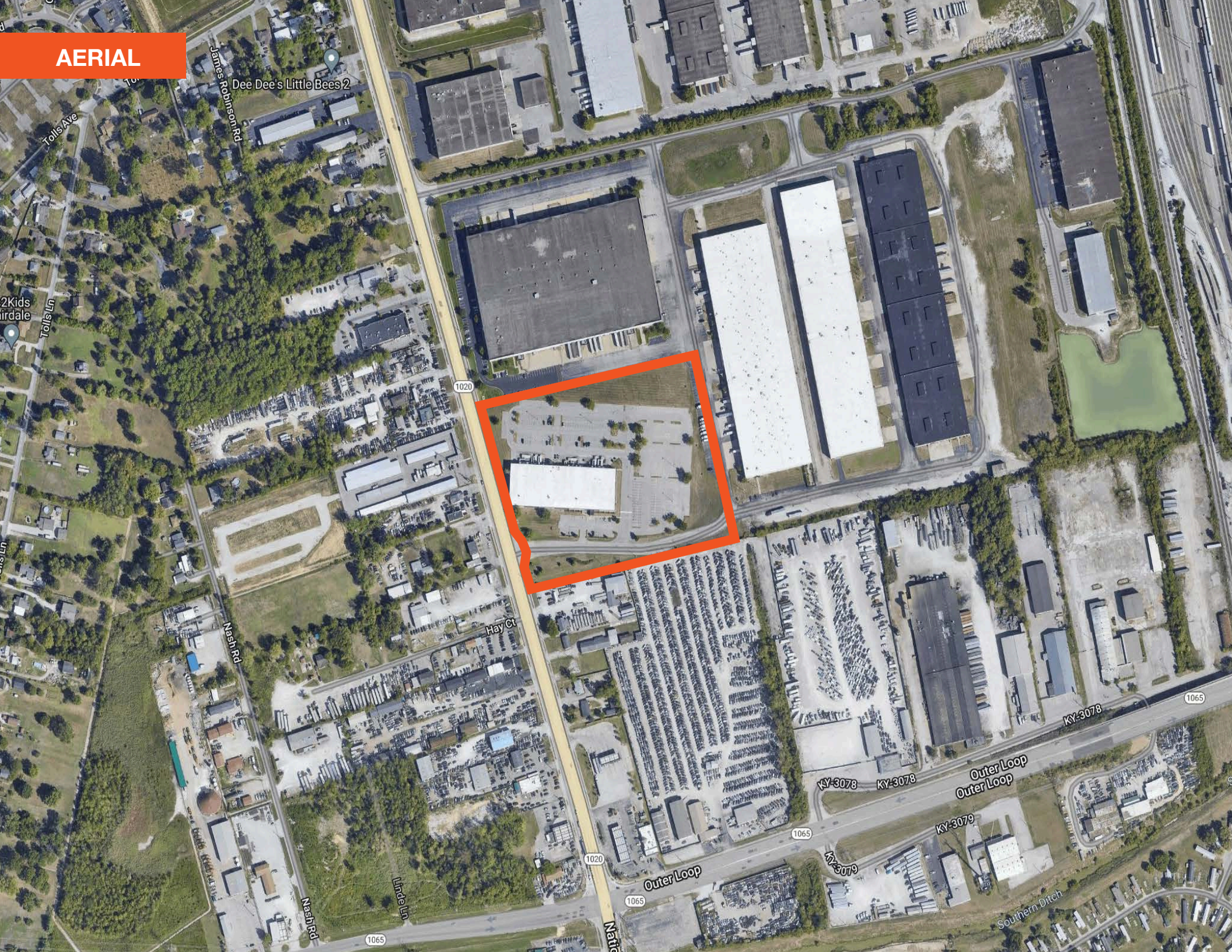
| | |
|------------------------|---|
| TOTAL BUILDING SF | 55,440 SF |
| AVAILABLE SF | 55,440 SF |
| ACRES | 10.59 AC |
| BUILDING DIMENSIONS | 396' x 140' |
| ROOF | TPO Membrane |
| DOCK DOORS | 13 Previous dock doors |
| DRIVE-IN DOORS | 1 Existing dock door |
| CLEAR HEIGHT | 20" |
| OFFICE | 100% |
| FIRE PROTECTION SYSTEM | Wet |
| ZONING | EZ-1 |
| YEAR BUILT | 1983 |
| ELECTRIC | 3 Phase / 1600 amps / 480/277 volt |
| PARKING | 452 Spaces |
| AC UNITS | 6 Rooftop Units 1- 60 ton, 2- 50 ton, 1- 40 ton, 2- 20 ton |
| HEATING UNITS | Peerless Boilers (Gas) 2 Boilers and 10 heating coils |

DISTANCE TO MAJOR REGIONAL U.S. CITIES

| | |
|--------------|---------|
| CINCINNATI | 110 mi. |
| INDIANAPOLIS | 125 mi. |
| NASHVILLE | 168 mi. |
| COLUMBUS | 217 mi. |
| ST. LOUIS | 273 mi. |
| CHICAGO | 307 mi. |
| DETROIT | 312 mi. |
| MEMPHIS | 379 mi. |
| ATLANTA | 384 mi. |
| PITTSBURGH | 399 mi. |



AERIAL



Dee Dee's Little Bees 2

James R. Robinson Rd

Tolls Ave

2Kids Birdale

Tolls Ln

1020

Hay Ct

Nash Rd

Nash Rd

Lindeln Ln

1065

1020

Natic

Outer Loop

1065

1065

KY-3078

KY-3078

Outer Loop
Outer Loop

KY-3079

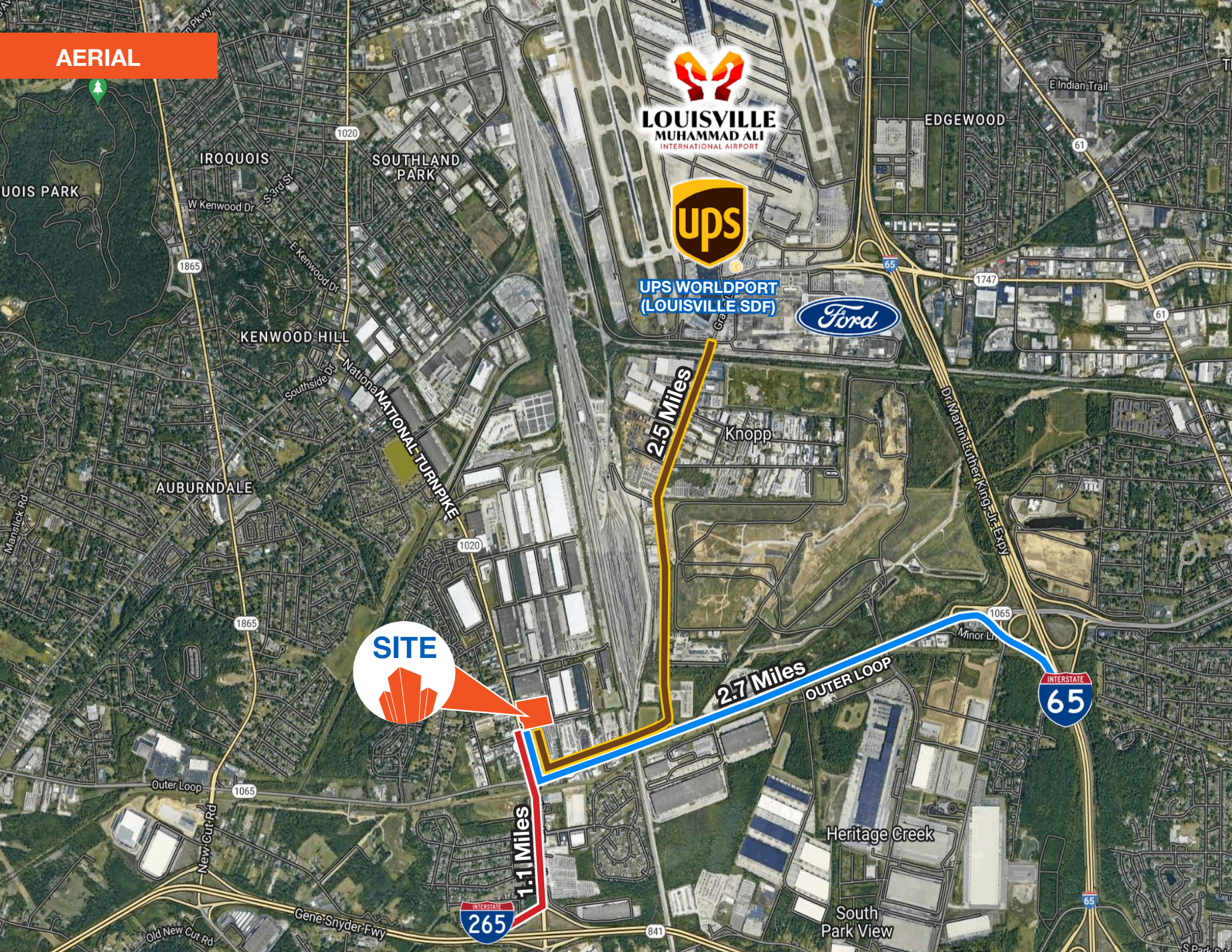
KY-3079

KY-3078

1065

Southern Ditch

AERIAL



LOUISVILLE
MUHAMMAD ALI
INTERNATIONAL AIRPORT



UPS WORLDPORT
(LOUISVILLE SDF)



2.5 Miles

2.7 Miles

1.1 Miles

1020

1865

1865

1020

1065

INTERSTATE
265

65

1747

INTERSTATE
65

65

IROQUOIS

SOUTHLAND
PARK

KENWOOD HILL

AUBURDALE

Knopp

Heritage Creek

South
Park View

EDGEWOOD

E Indian Trail

W Kenwood Dr

S 3rd St

E Kenwood Dr

Southside Dr

NATIONAL TURNPIKE

Outer Loop

New Cut Rd

Old New Cut Rd

Gene Snyder Fwy

841

Dr Martin Luther King Jr Exp

Minor Ln

1065

61

61

65

PHOTOS



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8203 National Turnpike | Louisville, KY 40214



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