

For Lease
NAI Fortis Group

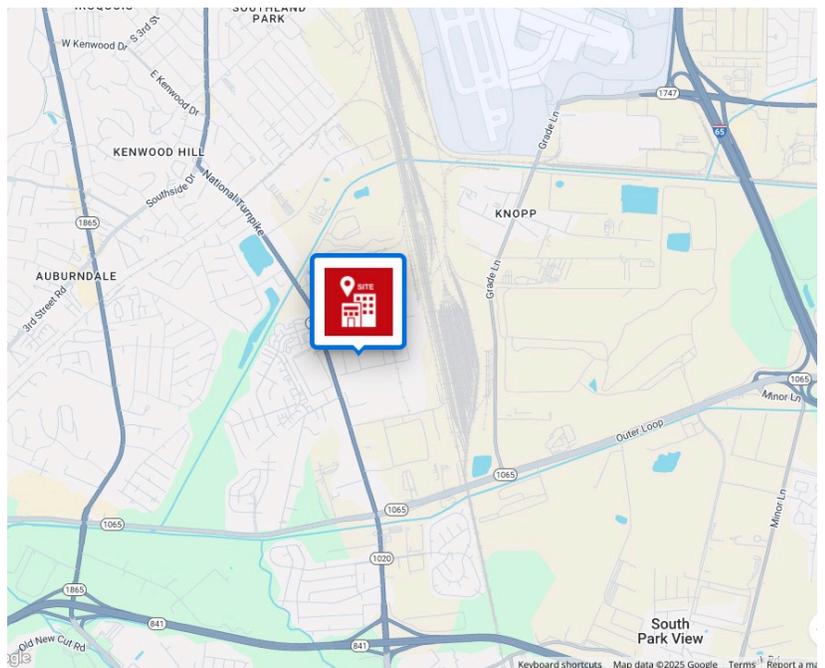
Building H
Louisville Industrial
7777 National Turnpike, Louisville,
KY 40214

39,000 Square Feet Available



BUILDING HIGHLIGHTS

- Strategic regional distribution location serving two
- Thirds of U.S. population in one day's drive
- Adjacent to CSX Intermodal Terminal
- Access to excellent workforce in southern Jefferson
- Prominent location in central Louisville/Jefferson County Metro Area
- 3.5 Miles to Louisville International





CLARION PARTNERS

Louisville Industrial



Building Specifications:

Premises Size: 39,000 SF

Premises Dimensions: 260' x 150'

Construction Type: Concrete tilt-wall and steel frame structure

Office Space: 2,275 SF

Clear Height: 32' minimum

Column Spacing: 52' wide, 50' deep

Roof: 60 mil TPO membrane

Floor: 7" reinforced concrete slab

Loading Docks: 16 (9' x 10') dock doors; 8 equipped with 35,000 lb mechanical levelers

Drive-in Doors: One (12' x 14') doors

Fire Protection: ESFR system

Warehouse Lighting: LED; 30 FC @ 36" AFF

HVAC: Roof-mounted, gas-fired, make-up air heating units

Windows: Clerestory windows, skylights

Truck Court: 130'

Auto Parking: 43 spaces + 2 ADA

Electrical: 600-amp. 277/480 volt. 3-phase. 4-wire service



CLARION
PARTNERS

A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact

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