



CLARION PARTNERS

For Lease

NAI Fortis Group

Building 10

Louisville Industrial Center

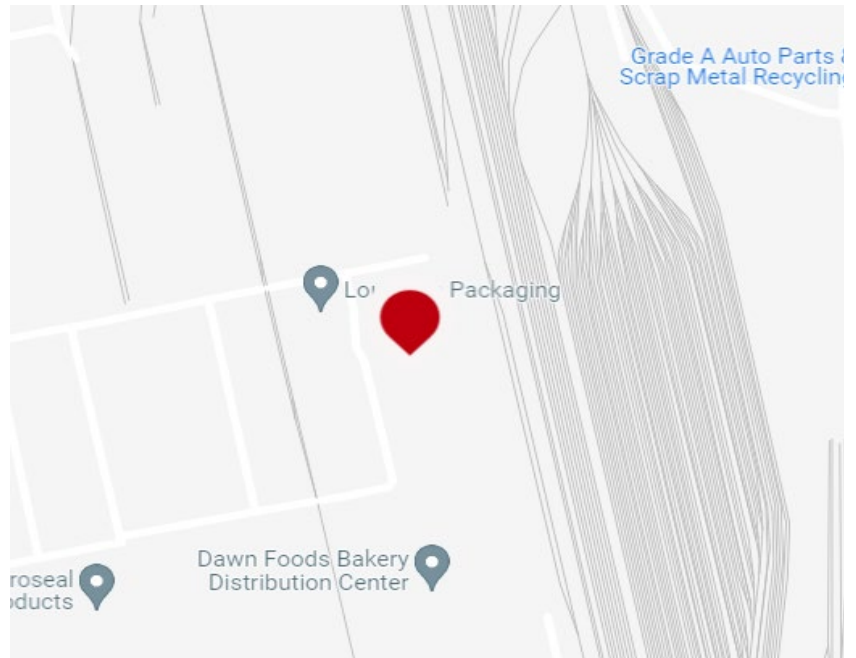
7625 National Turnpike
Louisville, KY 40214

21,600 Square Feet Available



BUILDING HIGHLIGHTS

- Prominent location in central Louisville/Jefferson County Metro Area
- 3.5 Miles to Louisville International Airport and UPS World Port air freight hub
- 3 miles to I-65, 1.4 miles to I-265 outer beltway; easy access to I-64 and I-71
- Strategic regional distribution location serving two-thirds of the U.S. population in one day's drive
- Adjacent to CSX Intermodal Terminal
- Access to an excellent workforce in southern Jefferson County





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Building Specifications:

- The suite is 21,600 SF
- Premises dimensions are 120' X 180'
- 2 Dock High Doors (1 can be added)
- 18' to 22' Clear Height
- Column spacing is 90' X 30'
- EZ-1 Industrial Zoning
- Pre-Stressed Concrete Construction
- Fully Sprinklered
- Warehouse Lighting: LED; 30 FC @ 36" AFF
- 1,000 sf work room with restroom. (Mezzanine space above)



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A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact

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