

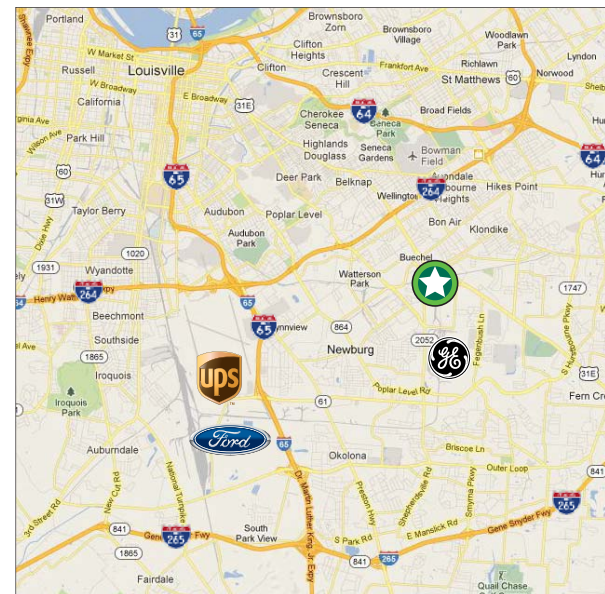
INDUSTRIAL WAREHOUSE/MANUFACTURING SPACE FOR SALE OR LEASE

4325 SHEPHERDSVILLE ROAD :: LOUISVILLE, KY 40258



FEATURES

- 136,475± SF Available
- 6,700± SF Office Space
- 13.58± Acres
- 15' - 23' Clear Height
- Wet Sprinkler System
- 10 Dock Doors
- 2 Drive-In Doors
- Zoned M-1 & M-2
- **Air Conditioned Throughout**
- **For Sale: \$2,695,000.00 REDUCED PRICE!**
- **For Lease: \$2.50/SF/YR, NNN NOW AVAILABLE FOR LEASE!**



With over 100 million square feet of industrial space, the Metro Louisville market is a desired location for manufacturing, distribution, and e-commerce companies. Among the advantages of Louisville are a solid workforce, strong manufacturing base, three key interstates, and a major air shipping hub (UPS Worldport), which has created countless opportunities for manufacturing companies and a strategic solution for many companies' supply chain strategies.

**FOR MORE
INFORMATION,
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PROPERTY OVERVIEW

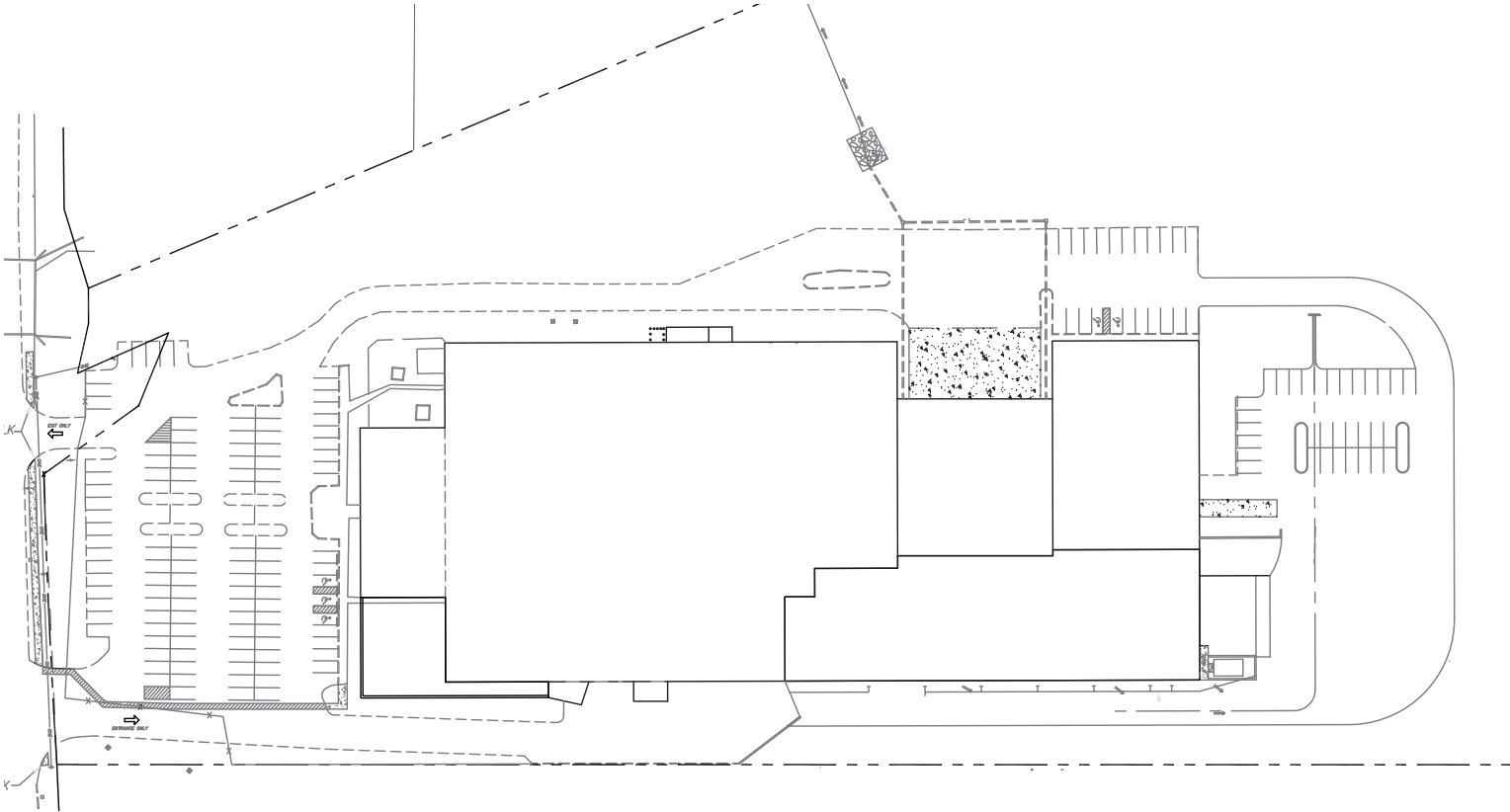
BUILDING SIZE:	136,475± Square Feet
DOCK DOORS:	10
DRIVE-IN DOORS:	2
CLEAR HEIGHT:	15' - 23'
OFFICE AREA:	6,700± Square Feet
COLUMN SPACING:	32' x 32'
FIRE PROTECTION SYSTEM:	Wet Sprinkler
SECURITY:	Electronic Security System with Video Surveillance on All Exit Doors and Parking Areas
PARKING:	183
LIGHTING:	High Efficiency Fluorescent; Metal Halide
YEAR BUILT:	1957, Renovated 1995-2007
STRUCTURE EXTERIOR:	Concrete, Metal, Masonry
SITE AREA:	13.58± Acres
HVAC SYSTEMS:	Air-Conditioned Warehouse
ZONING:	M-1, M-2
ELECTRIC:	Two Transformers @ 2,000 KVA (2,500 Amps Each) = 5,000 Amps One Transformer @ 250 KVA = 300 Amps
ROOF:	Built-Up Roof System; Styrofoam, Tar and Gravel
UTILITY PROVIDERS:	<i>Natural Gas & Electric:</i> Louisville Gas & Electric - www.lge-ku.com <i>Water:</i> Louisville Water Company - www.louisvilleky.gov/LWC <i>Sewer:</i> Metropolitan Sewer District - www.msdlouky.org

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SITE PLAN



DISTANCES

- 0.5 Miles to General Electric Appliance Park
- 5.0 Miles to Interstate 65
- 6.0 Miles to UPS Worldport
- 6.0 Miles to Ford Louisville Assembly Plant
- 7.0 Miles to Louisville International Airport
- 100 Miles Southwest of Cincinnati, Ohio
- 123 Miles South of Indianapolis, Indiana
- 171 Miles North of Nashville, Tennessee



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SOUTHSIDE/AIRPORT

At 31,564,030 square feet, the Southside/Airport submarket is the largest industrial submarket in Metro Louisville. This submarket benefits from its proximity to General Electric Appliance Park, UPS Worldport, and Ford Louisville Assembly Plant. The Southside/Airport submarket has the advantage of having Interstates 65, 264, and 265, which allow quick access throughout Metro Louisville.



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4325 Shepherdsville Road is a well-located, former manufacturing facility. This facility is adjacent to the Norfolk Southern Intermodel Yard, less than half a mile to the General Electric Appliance Park, and only six miles to the Ford Louisville Assembly Plant and UPS Worldport.

The building at 4325 Shepherdsville Road offers the flexibility of heavy power and an air-conditioned warehouse facility. There is ample parking for both employees and truck-trailer parking.

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