

12200 Westport Road

Louisville, Kentucky 40245



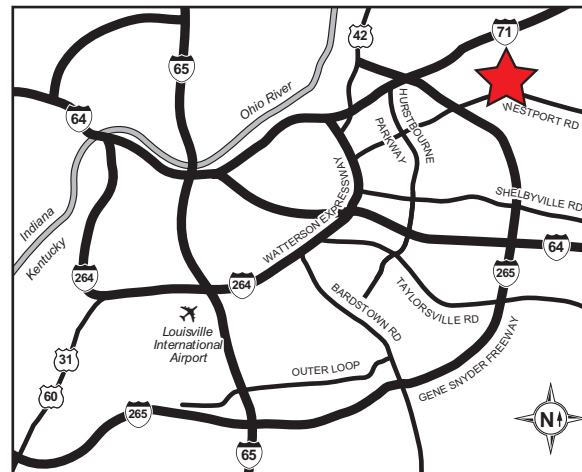
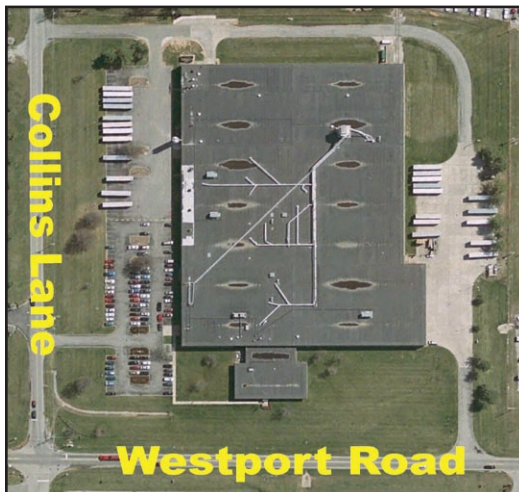
For Lease or Sale INDUSTRIAL

As exclusive agent, we are pleased to offer the following prime space for Lease or Sale:



Features:

- 1.25 Miles from the Intersection of I-265 and Westport Road
- Outstanding Access to Major Arterial Connectors
- 15.93 Acres
- PEC Zoning (Medium Industrial)
- 249,060 Total Square Feet, 14,000 + Office Square Feet
- Brick Veneer, Concrete Block with Steel Bar Joist Construction
- Approximately 22' Ceiling Height
- 40' x 40' Column Spacing
- 11 Interior Docks with Levelers and Locks
1 Uncovered Dock with Leveler
- 1 Interior Drive-In
- CSX Line with Room for 7 Cars Inside with Dock Offload
- Redundant Boiler Systems with Gas Fired Forced Air Back-Up Heating
- Roof Membrane Replaced 1996 - Warranty thru 2016
- Air Conditioning New in 2000 in all office and break areas
- 6" - 8" Poured Concrete Floors
- 200 Parking Spaces
- 277/480 Volt; 3-Phase; 4 Wire Service



For more information and inspection, contact:

Phil Charmoli CCIM, SIOR

PCharmoli@commercialkentucky.com

(502) 719-3246



Individual Memberships

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

COMMERCIAL KENTUCKY
REAL ESTATE ADVISORS

An independently owned and operated member of the
CUSHMAN & WAKEFIELD
ALLIANCE

Commercial Kentucky, Inc.
510 Preston Pointe
333 East Main Street
Louisville, Kentucky 40202

12200 Westport Road

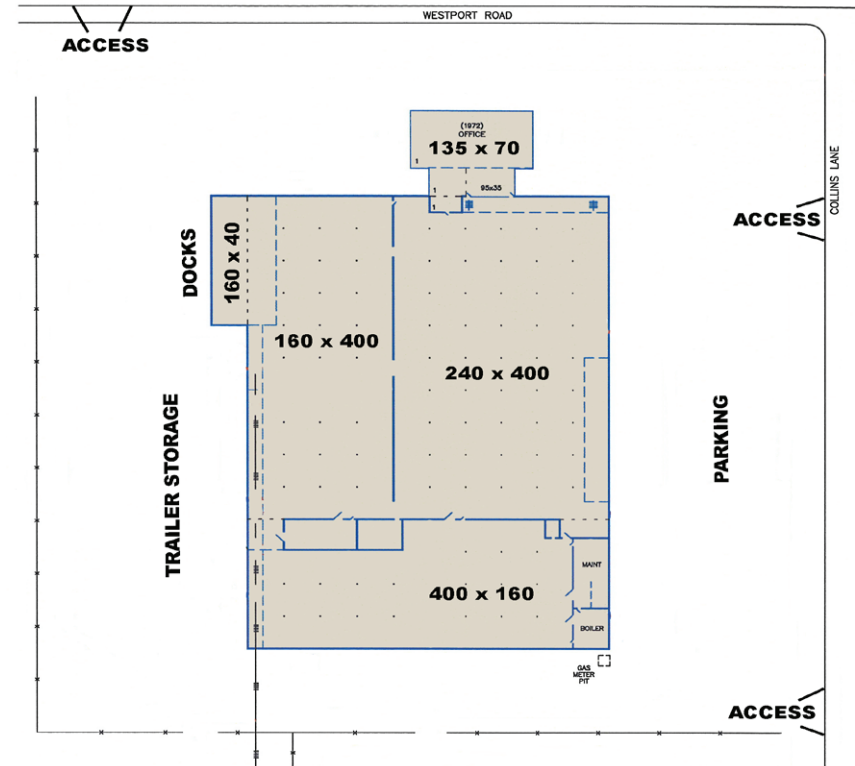
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For Lease **INDUSTRIAL**



Site Access Plan



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