



CLARION PARTNERS

For Lease

NAI Fortis Group

Louisville Industrial Center – Building 15
7905 National Turnpike
Louisville, KY 40214

67,200 Square Feet Available

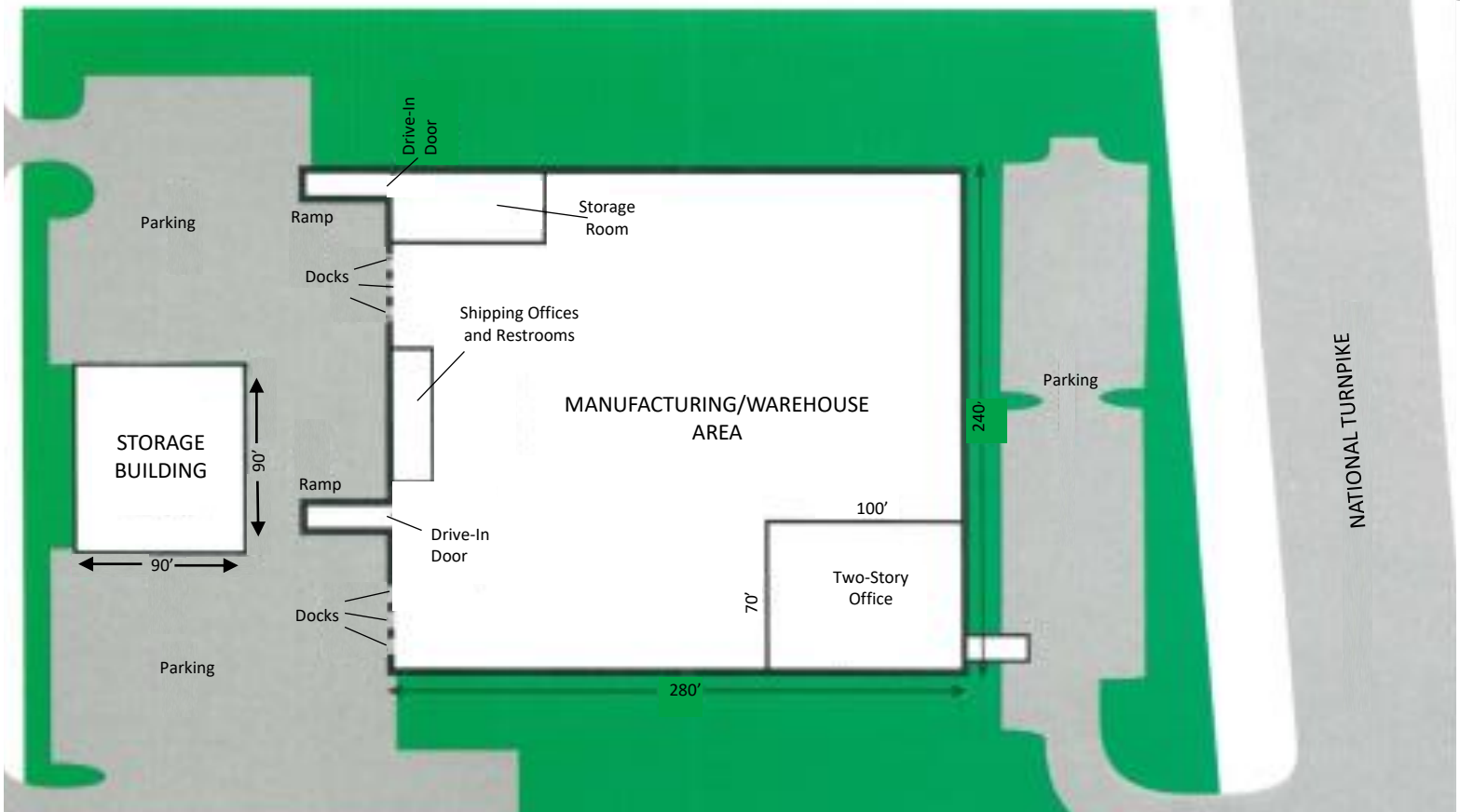


LOCATION HIGHLIGHTS

- 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 U.S. population in one day's drive
- Adjacent to CSX Intermodal Terminal
- Access to excellent workforce in southern Jefferson County



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



Overview

MAIN BUILDING FEATURES	PROPERTY FEATURES	STORAGE BUILDING (Can be included with site)
67,200 SF	Tilt-up concrete construction (1992)	8,100 SF
240' x 280' dimensions	Sprinkler (wet system in main building)	90' x 90' dimensions
14,000 SF of finished 2-story Executive Office – 7,000 SF per floor (elevator served)	EZ-1 zoning	8 – 12' x 14' drive-in doors
1,280 SF Shipping Office with Restrooms	Paved parking for 88 cars	30' x 45' bays
6 docks with levelers and weather seals	5.0 acre site	18' clear height
2 – 10' x 14' drive-in doors	24' clear	Large floor drain
40' x 40' bays	1200 amp electrical service	
5" reinforced concrete floor		

For more information, please contact



Mark Wardlaw P: 502-583-4040 E: mwardlaw@naifortis.com



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www.clarionpartners.com