



**11421 Blankenbaker Access Dr**  
Louisville, KY 40299

## OFFICE / INDUSTRIAL FOR SALE / LEASE **12,472 SF± Flex Space**

**Office:** 7,947 SF (Two-Story Office / Mezzanine)

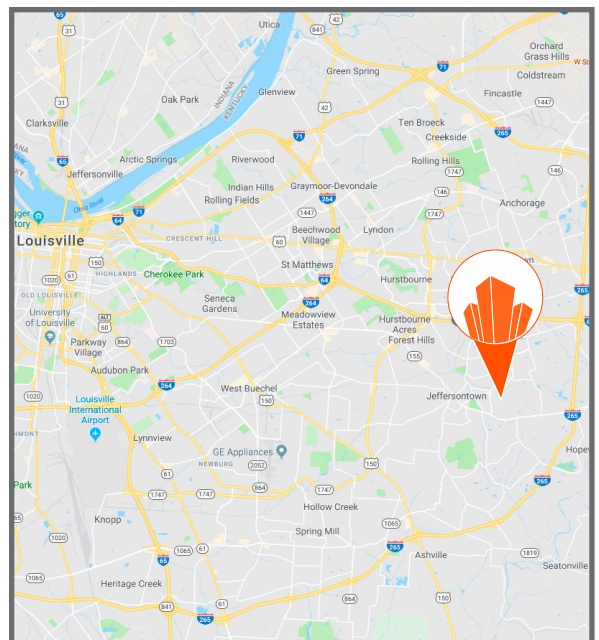
**Warehouse:** 4,525 SF

**Utility Building:** 960 SF (Detached)

**Sale Price:** \$1,399,000

**Lease Rate:** \$11 SF NNN

- 1.24 Acres
- Two-story office
- Warehouse in rear
- Main building built in 1999
- Warehouse built in 2005
- PEC Zoning
- Warehouse ceiling height - 20'









## PHOTOS



**ACCESS DRIVE**



**UTILITY BUILDING (DETACHED)**



**TWO-STORY OFFICE / MEZZANINE**



**MONUMENT SIGNAGE**



**STREET VIEW**





## PHOTOS



**CONFERENCE ROOM**



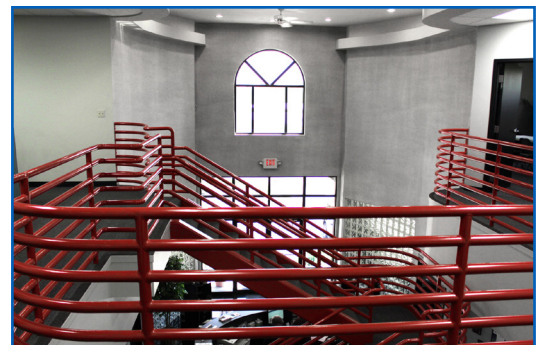
**OPEN OFFICE FLOOR PLAN**



**WAREHOUSE**



**WAREHOUSE**



**MEZZANINE**

