

INDUSTRIAL/COMMERCIAL FOR SALE/LEASE

140 Outer Loop, Louisville, KY 40214



- 13,128± SF in 2 buildings
 - 11,128 SF building includes 3,500± SF office space
 - 2,000± covered storage/drive-in building
- (5) 12' × 12' drive-in doors
- (2) 10' × 10' drive-in doors
- (2) 10' × 9' drive-in doors
- 12' to 14' ceiling height
- 2.94 acre fenced secure lot
- Located between 3rd Street Road and New Cut near Louisville International Airport, UPS, I-264 and I-65
- Zoned M-2/C-2

For Lease: \$7.50 PSF/YR NNN , plus \$1.07 PSF/YR OpEx
For Sale: \$1,295,000

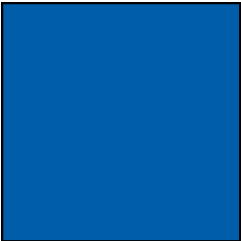
Brian Chase
(502) 417-8048
(502) 379-6002
bchase@ccre.biz

**COMMONWEALTH
COMMERCIAL
REAL ESTATE**

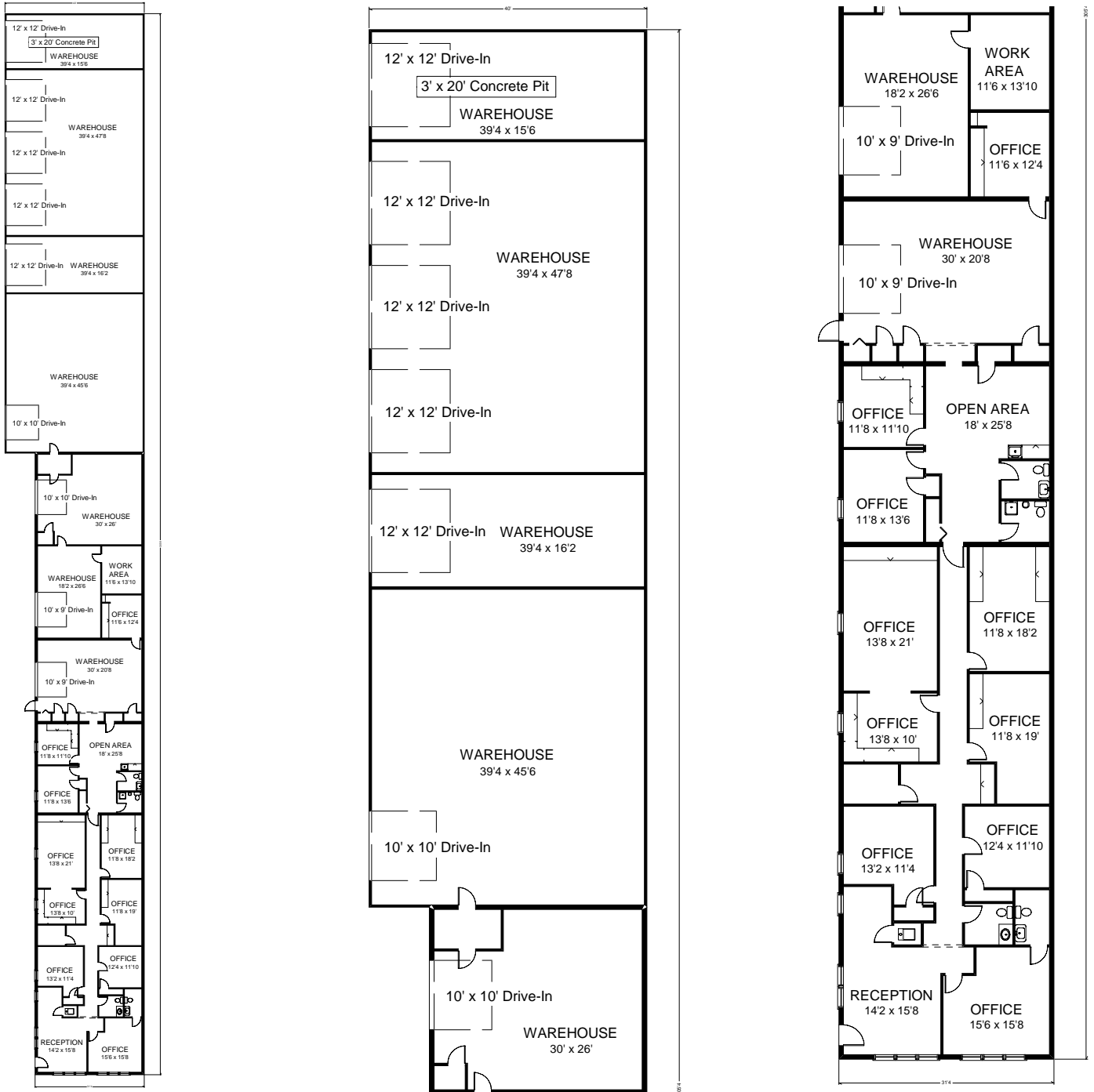
Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky, Indiana and Ohio

We obtained this information from sources we believe are reliable, however, we make no guarantee, warranty or representation about it. It is provided subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Images or plans presented are not architectural or "as built" drawings and are presented to give an approximation of space/dimensions and, therefore, no warranty or representation, express or implied, is made to their accuracy. It is your responsibility to independently verify that the property is acceptable to you and for your intended use.

INDUSTRIAL/COMMERCIAL FOR SALE/LEASE



140 Outer Loop, Louisville, KY 40214



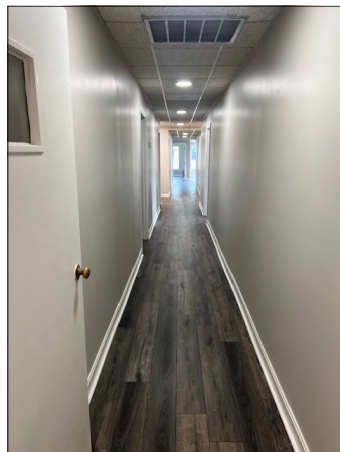
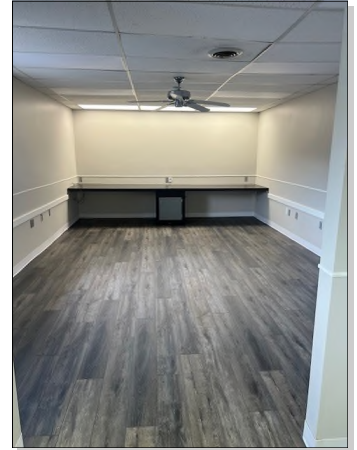
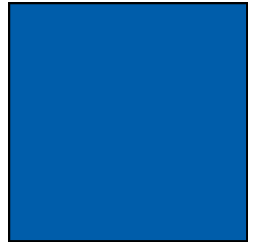
Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299

Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky, Indiana and Ohio

We obtained this information from sources we believe are reliable, however, we make no guarantee, warranty or representation about it. It is provided subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Images or plans presented are not architectural or "as built" drawings and are presented to give an approximation of space/dimensions and, therefore, no warranty or representation, express or implied, is made to their accuracy. It is your responsibility to independently verify that the property is acceptable to you and for your intended use.

INDUSTRIAL/COMMERCIAL FOR SALE/LEASE

140 Outer Loop, Louisville, KY 40214

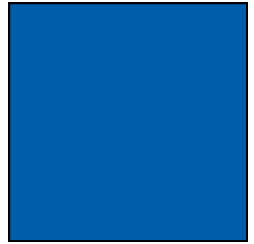


Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky, Indiana and Ohio

We obtained this information from sources we believe are reliable, however, we make no guarantee, warranty or representation about it. It is provided subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Images or plans presented are not architectural or "as built" drawings and are presented to give an approximation of space/dimensions and, therefore, no warranty or representation, express or implied, is made to their accuracy. It is your responsibility to independently verify that the property is acceptable to you and for your intended use.

INDUSTRIAL/COMMERCIAL FOR SALE/LEASE

140 Outer Loop, Louisville, KY 40214



Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky, Indiana and Ohio

We obtained this information from sources we believe are reliable, however, we make no guarantee, warranty or representation about it. It is provided subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Images or plans presented are not architectural or "as built" drawings and are presented to give an approximation of space/dimensions and, therefore, no warranty or representation, express or implied, is made to their accuracy. It is your responsibility to independently verify that the property is acceptable to you and for your intended use.