

FOR LEASE

COLLEGE INDUSTRIAL PARK

521

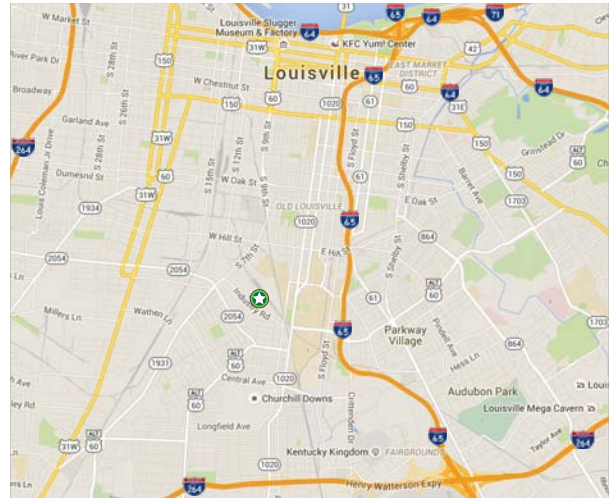
INDUSTRY ROAD

Louisville, KY 40208



PROPERTY FEATURES

- + Suite 300 Available
- + 84,200± SF (400' x 210')
- + 7,900± SF Office Space
- + 11 Dock Doors
- + 1 Drive-In Door
- + 28'± Clear Height
- + ESFR Sprinkler System
- + For Lease: \$3.95/SF/YR, NNN



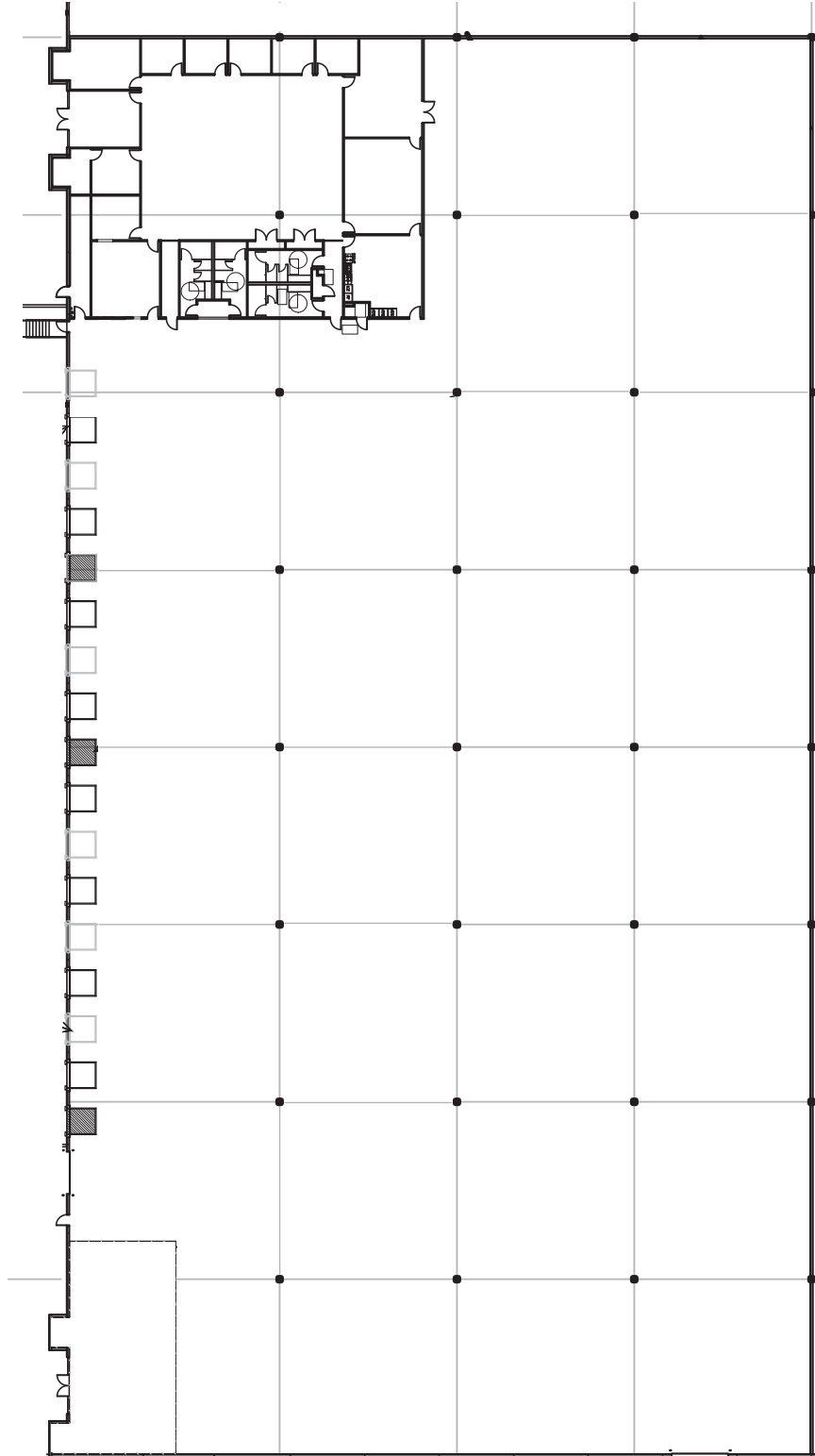
www.cbre.com/louisville

CBRE

FOR LEASE
COLLEGE INDUSTRIAL PARK



FLOOR PLAN



Property Feature	Detail/Description
Entire Building	294,555± SF (420' x 700')
Loading Bay	60' x 50'
Typical Column Spacing	50' x 50'
Truck Court	135'±
Car Parking	60± Spaces
Year Built	2000
Structure Exterior	Tilt-Up Concrete
Site Area	15.30± Acres
Zoning	EZ-1
Electric	4,000 Amp, 480V, 3-Phase (Entire Building)
Roof	EPDM
Utility Providers	<i>Electric:</i> Louisville Gas & Electric (www.lge-ku.com) <i>Natural Gas:</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

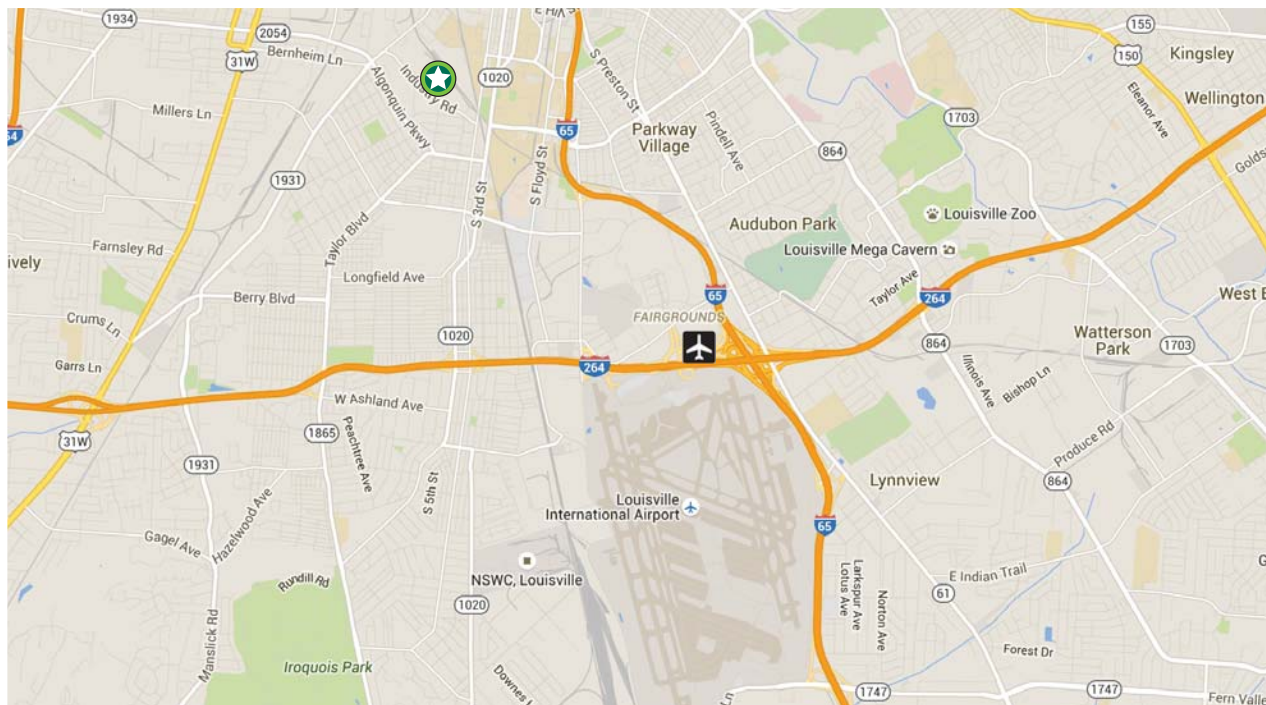
All measurements and stats are approximate. Prospect should verify the space requirements for intended use.

FOR LEASE COLLEGE INDUSTRIAL PARK

521
INDUSTRY ROAD
Louisville, KY 40208



LOCATION



OWNERSHIP GLOBAL LOGISTIC PROPERTIES

GLP
www.glprop.com



CONTACT US

KEVIN A. GROVE, CCIM
Senior Vice President
+1 502 412 7615
kevin.grove@cbre.com

DOUG BUTCHER, SIOR
Senior Vice President
+1 502 412 7641
doug.butcher@cbre.com

© 2015 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com/louisville

CBRE