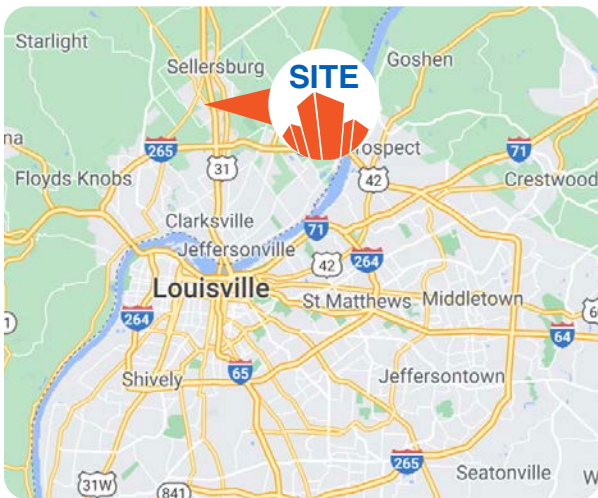




INDUSTRIAL SPACE FOR LEASE

2111 Future Drive | Sellersburg, IN 47172



LEASE \$7.95/SF NNN
15,000 SF AVAILABLE

- **Location:** Positioned in Sellersburg's established industrial corridor in close proximity to I-65
- **Building Features:** Modern warehouse layout suitable for distribution, light manufacturing, or service users
- **Access:** Convenient connectivity to **I-65, I-265**, and the Louisville Metro area
- **Parking & Loading:** On-site parking with efficient truck access (up to **6 dock-high doors** and **1 drive-in door**)
- **Availability:** Immediate
- **Zoning:** I-1

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(502) 386-5446



PROPERTY FEATURES

AVAILABLE SF 15,000 SF

OFFICE AREA 2,700± SF

DRIVE-IN DOOR 1

DOCK DOORS 1 - 6

CLEAR HEIGHT 25'

COLUMN SPACING 50' X 75'

TRUCK COURT DEPTH 130'

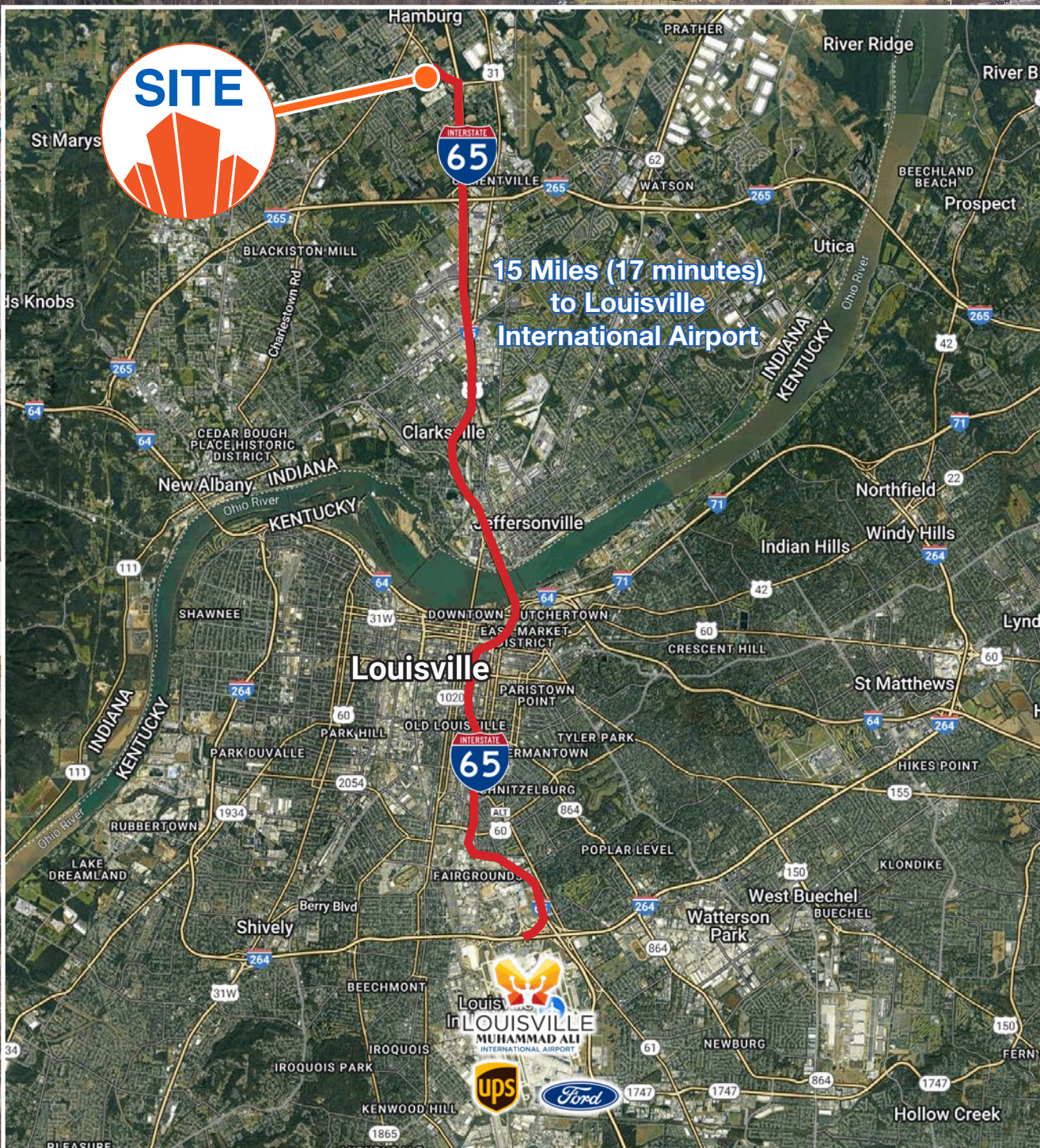
FIRE PROTECTION SYSTEM ESFR Sprinkler System

LIGHTING LED Warehouse Lighting

CONSTRUCTION Tilt-Up Concrete Construction

YEAR BUILT 2004

ELECTRIC 200 Amps / 480 V / 120 V



FLOOR PLAN





CONTACT US

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