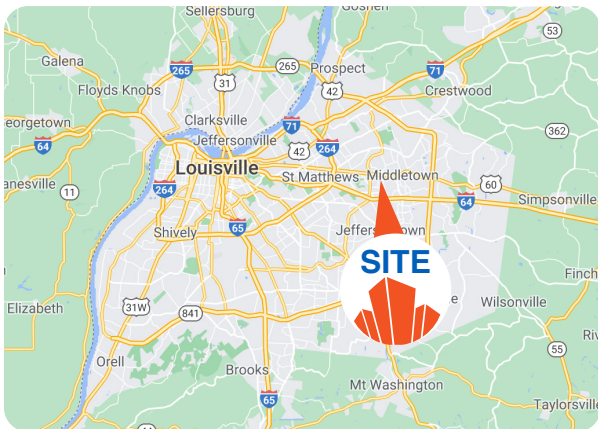




OFFICE SPACE FOR LEASE

10442 Bluegrass Pkwy | Louisville, KY 40299

- **Location:** Located in the heart of the Bluegrass Industrial Park with easy access to major highways, including I-64 and I-265.
- **Functionality:** Flexible suite layouts featuring a variety of sizing, common area facilities, and on-site property management.
- **Accessibility:** Located on a major thoroughfare, facilitating employee access. Convenient access to public transportation options.
- **Zoning:** Zoned PEC (Planned Employment Center), supporting a mix of industrial, office, and commercial uses, fostering a diverse and dynamic business environment tailored for growth and innovation.
- **Built For Flexibility:** These office spaces will easily support a growing or established business - with flexible layouts and consistent improvement of the property.

DALTON DREIBACH, SIOR
SETH EDENS, SIOR
JUSTIN BAKER, SIOR

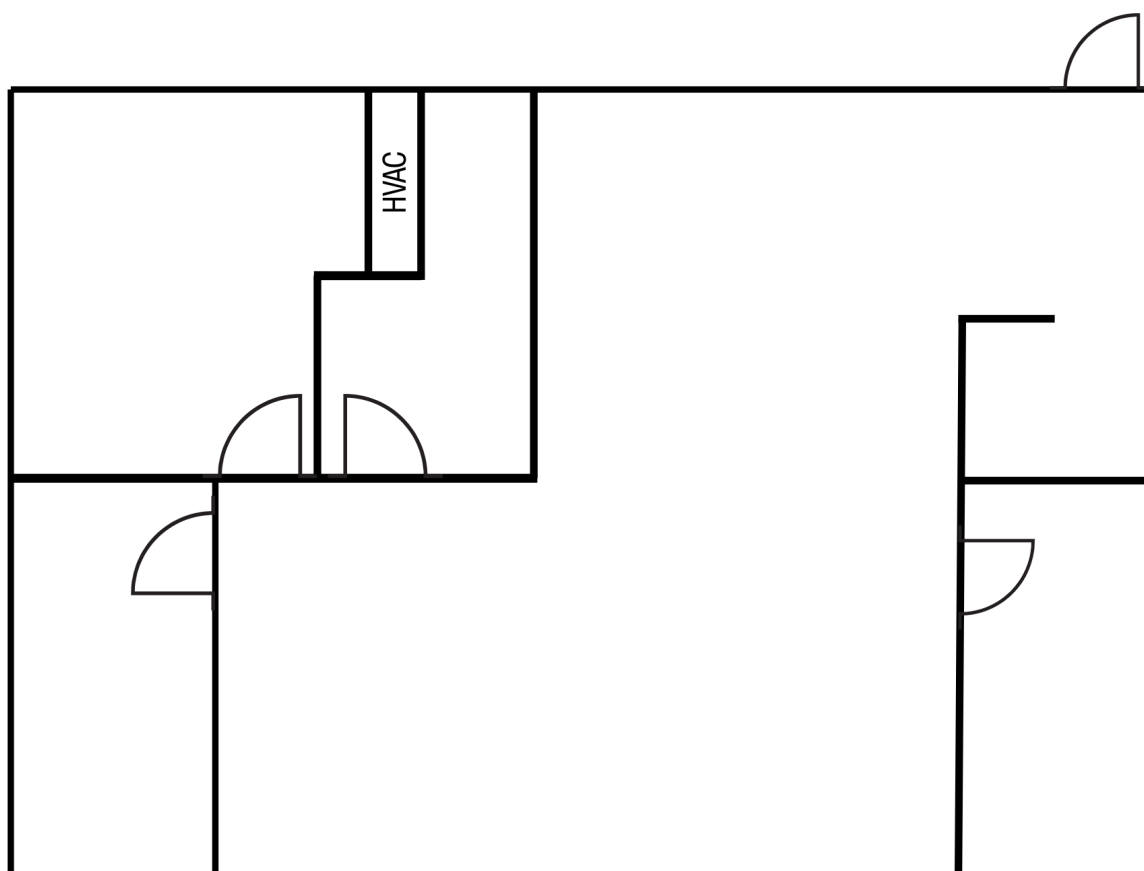
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 (502) 454-0911



AVAILABLE SPACE

SUITE	TOTAL SF	GROSS RENTAL RATE PER SF
10442	1,500 SF	\$12.95



The information contained herein was obtained from sources believed reliable, however TRIO Commercial Property Group, LLC and its agents make no representation as to its accuracy. It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

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