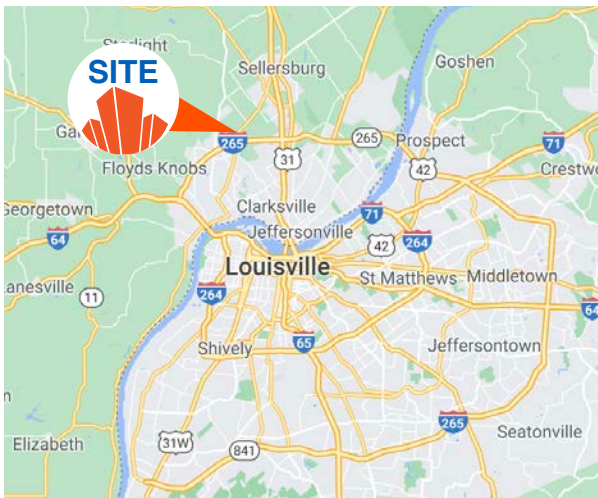




INDUSTRIAL WAREHOUSE FOR LEASE

111 Security Parkway | New Albany 47150



LEASE \$6.95/SF/YR NET
63,740 SF

- Modern manufacturing facility
- 3,420 SF of nicely appointed front office
- Zoned Heavy Industrial (I-2)
- 8 loading docks (8' x 9' doors)
- 2 flatbed unloading platforms (45' X 13')
- 1600 amp, 277/480 v 3 phase electric service
- Automatic sprinkler (wet system)

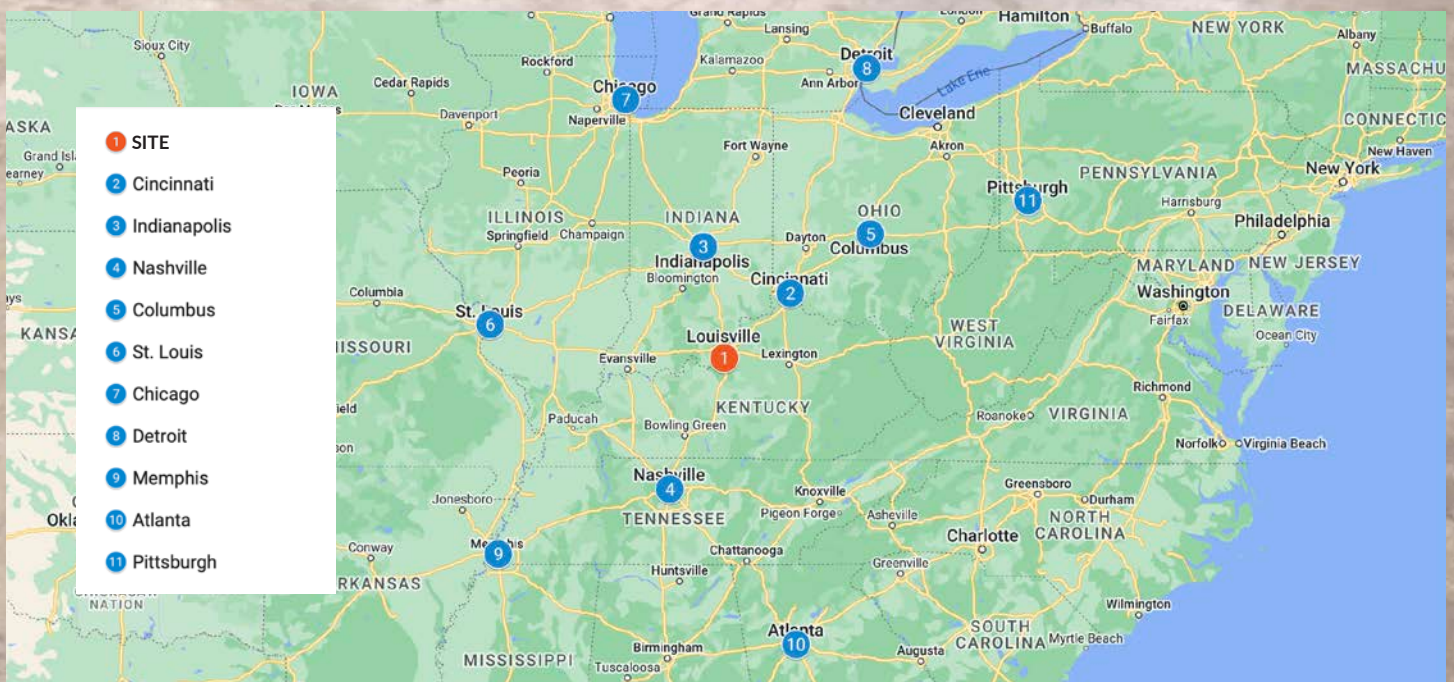
111 SECURITY PKWY, NEW ALBANY, IN 47150

PROPERTY FEATURES

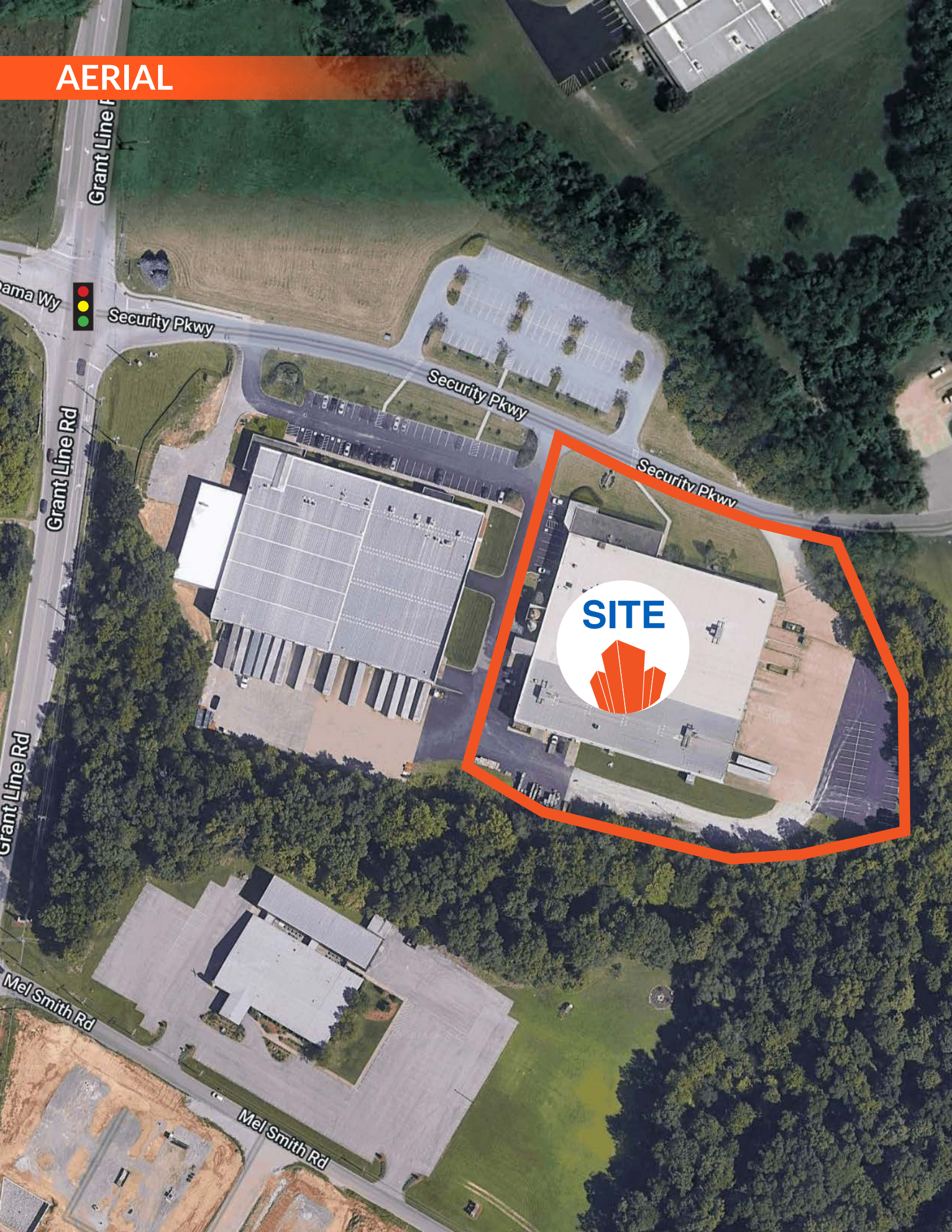
TOTAL BUILDING SF	63,740 SF
AVAILABLE SF	63,740 SF
ACRES	5.76 AC
BUILDING DIMENSIONS	260' x 232
CEILING HEIGHT	15'9" – 23'2"
DOCK DOORS	10 (9' x 10') w/ levelers
DRIVE-IN DOORS	1 (16' x 16')
OFFICE AREA	3,420 (31'8" x 108')
CONSTRUCTION	Concrete Tilt-up
FIRE PROTECTION SYSTEM	Wet sprinkler system
ZONING	I2 Heavy Industrial
YEAR BUILT	1994
ELECTRIC	1600 Amps, 277/480 3 phase
PARKING	50+
HEATING UNITS	Ko-Ray-Vac; hanging gas-fired furnaces

DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.



AERIAL





AERIAL

18 miles (20 minutes)
to Louisville International
Airport

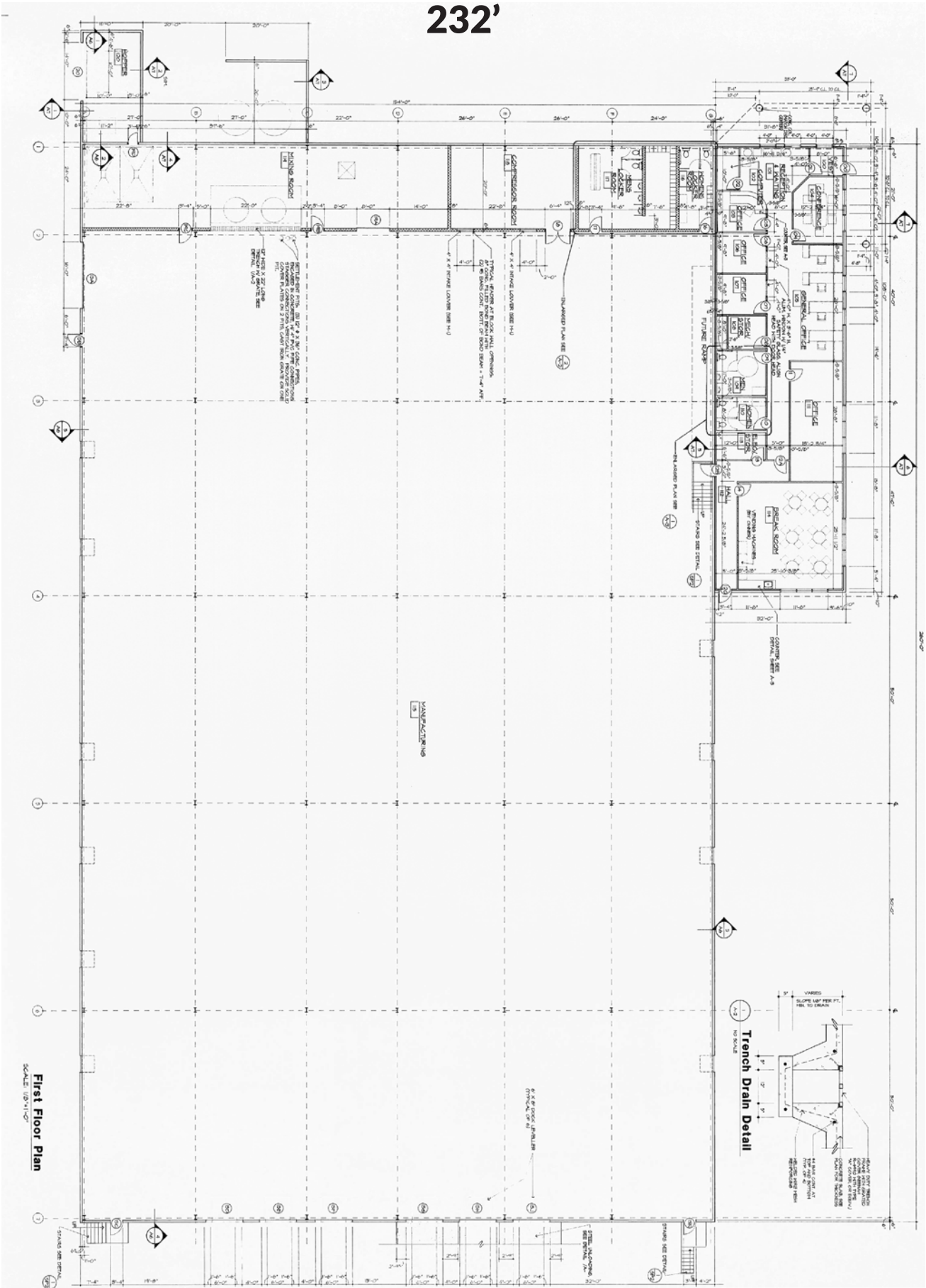
LOUISVILLE
MUHAMMAD ALI
INTERNATIONAL AIRPORT







FLOOR PLAN





CONTACT US

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INDUSTRIAL SPECIALIST**

502 387 8479

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TRIO NASHVILLE OFFICE

34 RUTLEDGE ST., SUITE 3
NASHVILLE, TN 37210
(615) 845 4707