



OFFICE WAREHOUSE FOR LEASE

11860 CAPITAL WAY, UNIT A | LOUISVILLE, KY 40299

5,718 SF



WILL DUNCAN

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TODD WHITCHURCH

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This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.

PROPERTY INFORMATION
11860 CAPITAL WAY

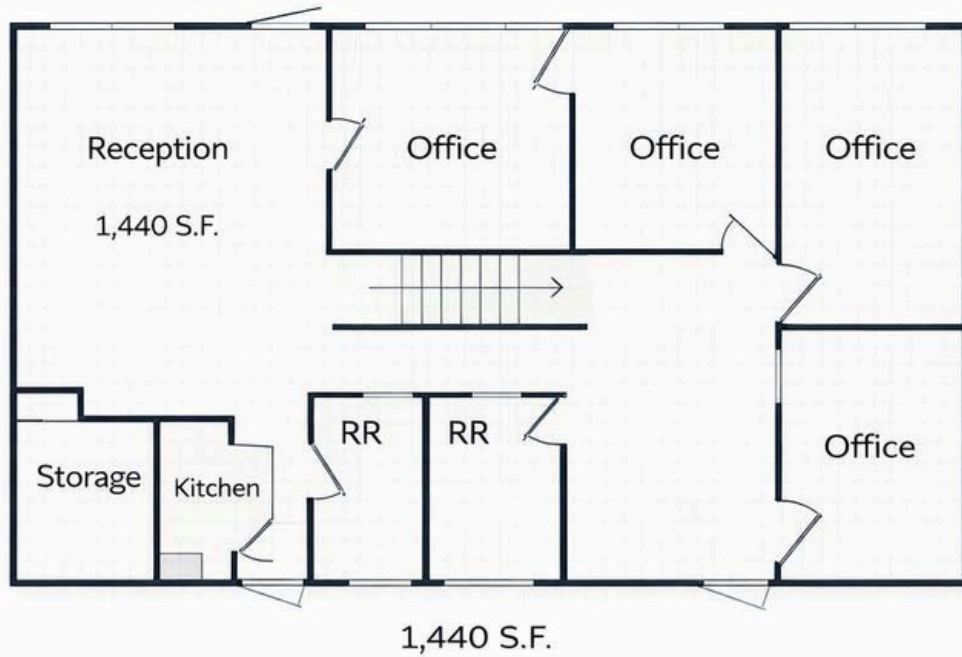
Property Description:

Office/warehouse building located in the Bluegrass Industrial Park just off Blankenbaker Parkway, offering convenient access to I-64. The property features 2,406 SF of office space, a 1,728 SF warehouse, and a 1,584 SF mezzanine, along with a 14-foot drive-in door to support a variety of industrial uses. Surrounded by nearby amenities including restaurants and lodging, the location provides added convenience for employees and visitors alike.

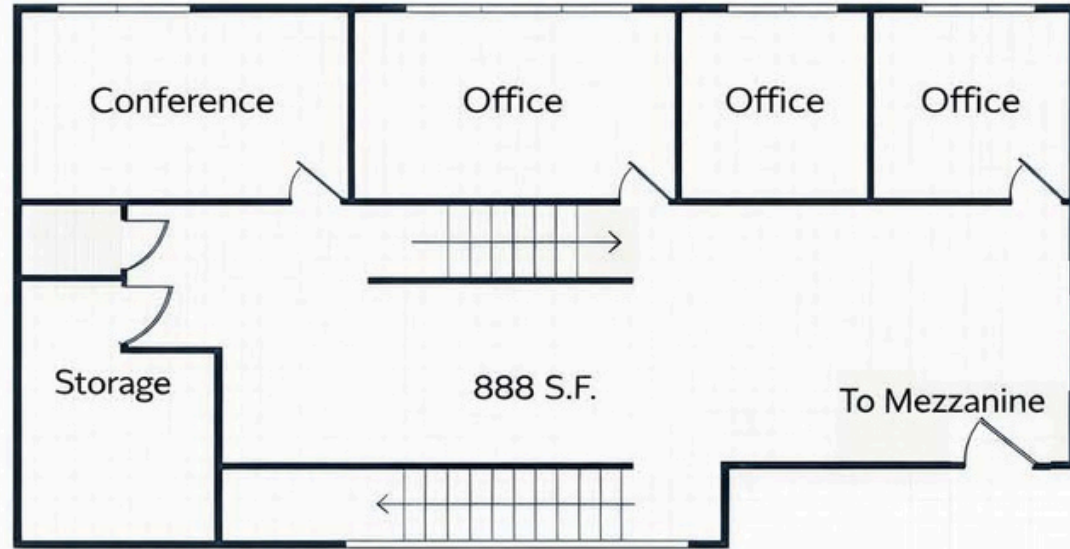


Lease Rate:	\$8.89 PSF
Property Expenses:	\$2.72 PSF
Property Size:	5,718 SF
Property Type:	Industrial
Zoning:	PEC
Lease Type:	NNN
Lease Term:	60 Months
Drive In Doors:	1
Drive In Door Height:	14'
Ceiling Height:	16' 8"
Year Built:	1995
Nearest Highway:	I-64
Parking Type:	Surface
Number of Parking Spaces:	50
Number of Floors:	2
County:	Jefferson

1st Floor

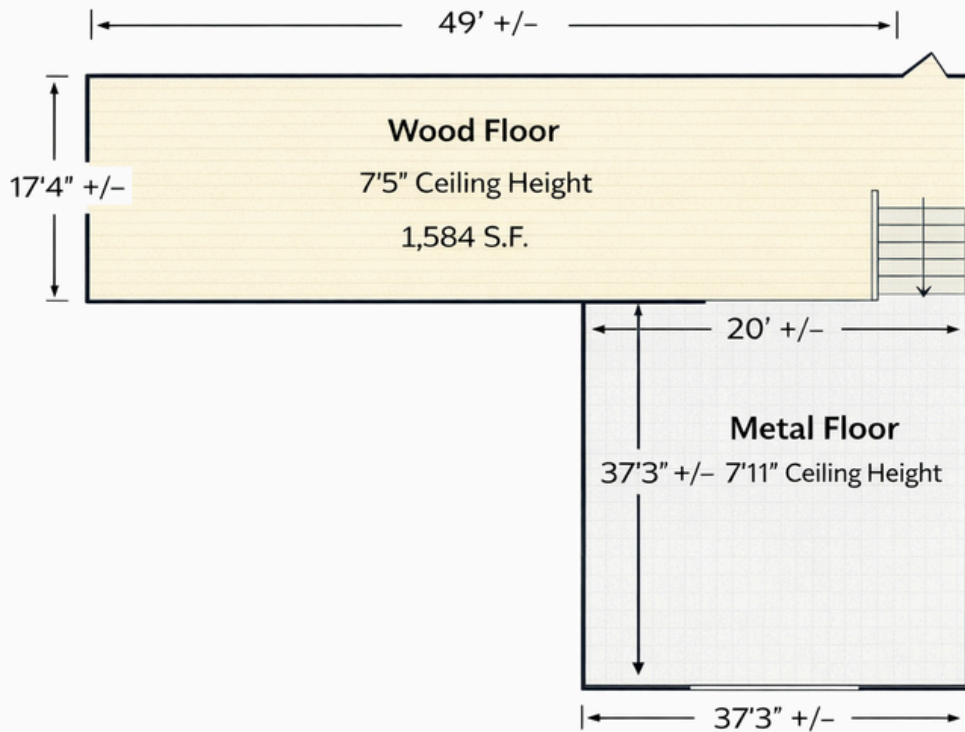


2nd Floor

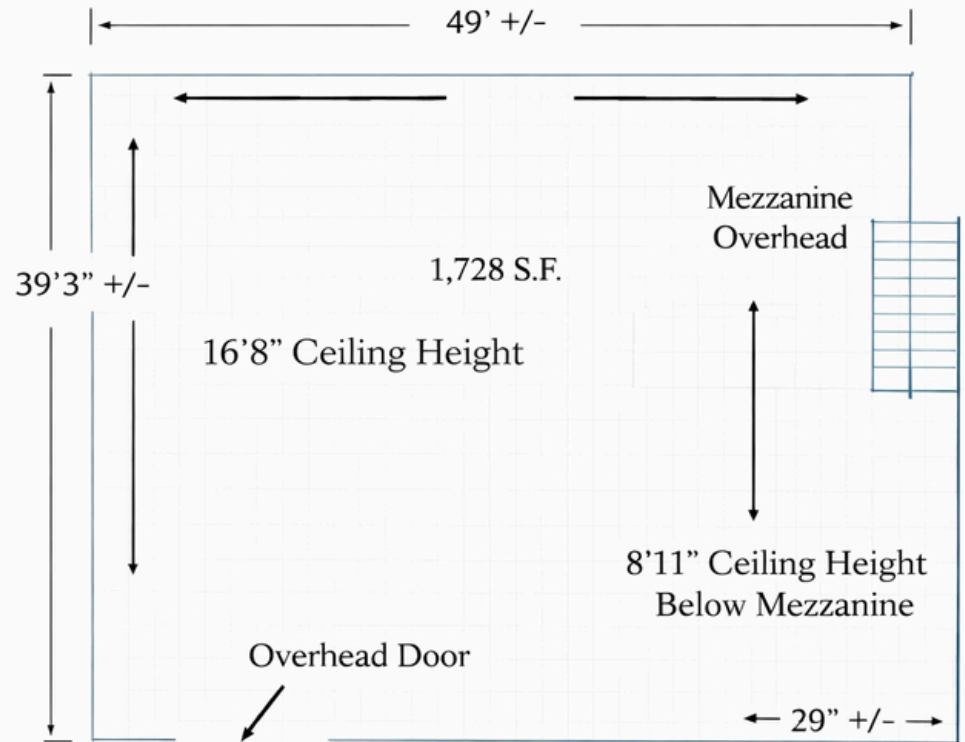


Not to Scale

Mezzanine



Warehouse



Not to Scale

NEARBY RETAIL
11860 CAPITAL WAY



150 Thierman Lane
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LOCATION
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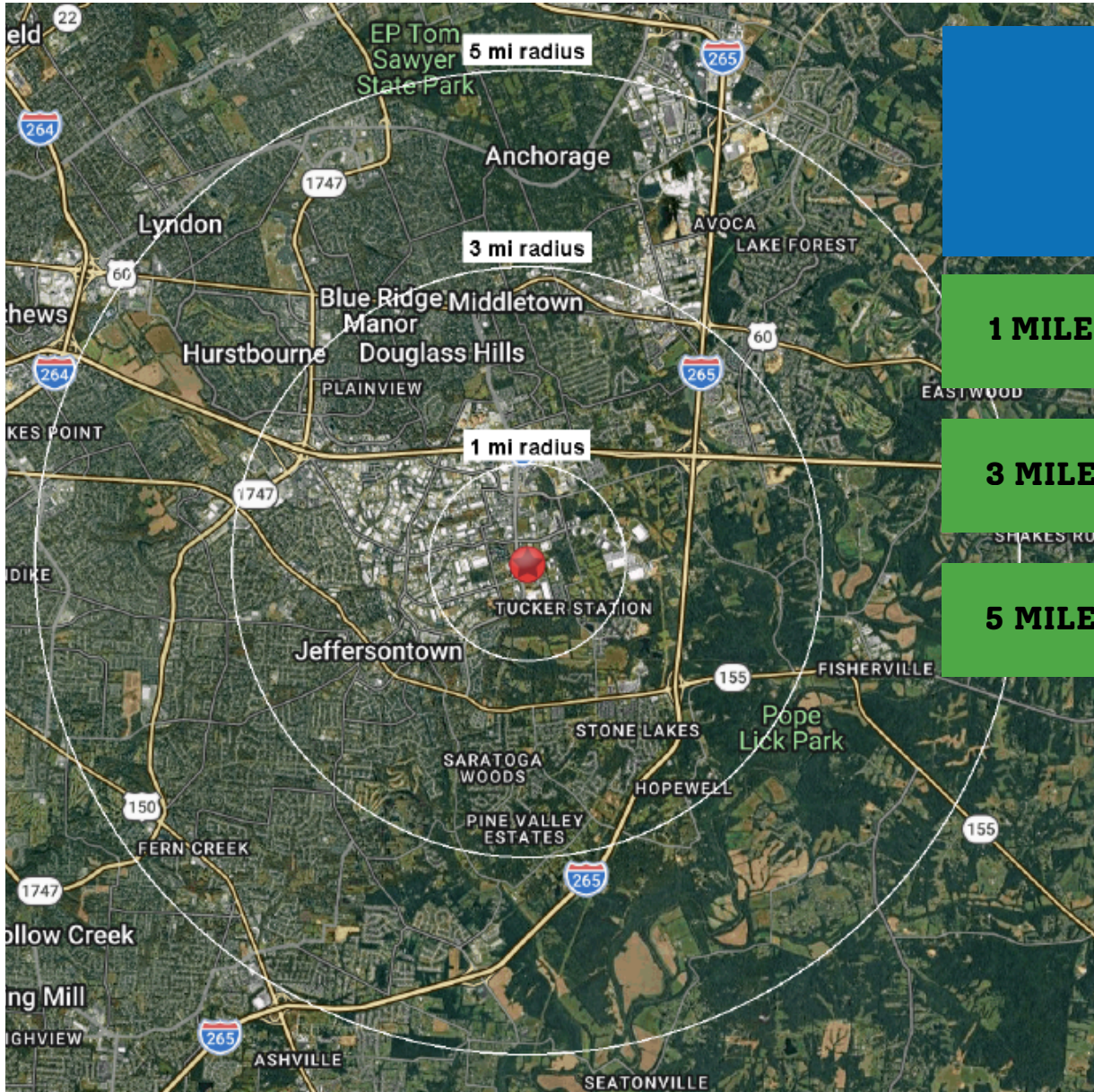
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ADDITIONAL PICTURES
11860 CAPITAL WAY



DEMOGRAPHICS

11860 CAPITAL WAY



				
	Total Population	Total Families	Total Households	Average Household Income
1 MILE	1,263	310	557	\$96,366
3 MILE	56,326	14,171	23,982	\$113,214
5 MILE	138,583	35,188	58,046	\$123,432

*INFORMATION IS SOURCED FROM SITESUSA



**97.2%
EMPLOYMENT RATE
(WITHIN 5 MILES)**



**27.7% HAVE A
BACHELOR DEGREE
(WITHIN 5 MILES)**



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