

## FLEX SPACE FOR LEASE

**10310 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 dock-high and drive-in loading options.
- **Accessibility:** Located on a major thoroughfare facilitating employee access. Convenient access to public transportation options.
- **Zoning:** Zoned PEC (Planned Employment Center). Supports a mix of industrial, office, and commercial uses, fostering a diverse and dynamic business environment tailored for growth and innovation.
- **Built For Industrial:** Industrial warehouse space offering versatile options for storage, distribution, or light manufacturing needs, enhancing the site's appeal for businesses requiring both office and warehouse facilities.

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

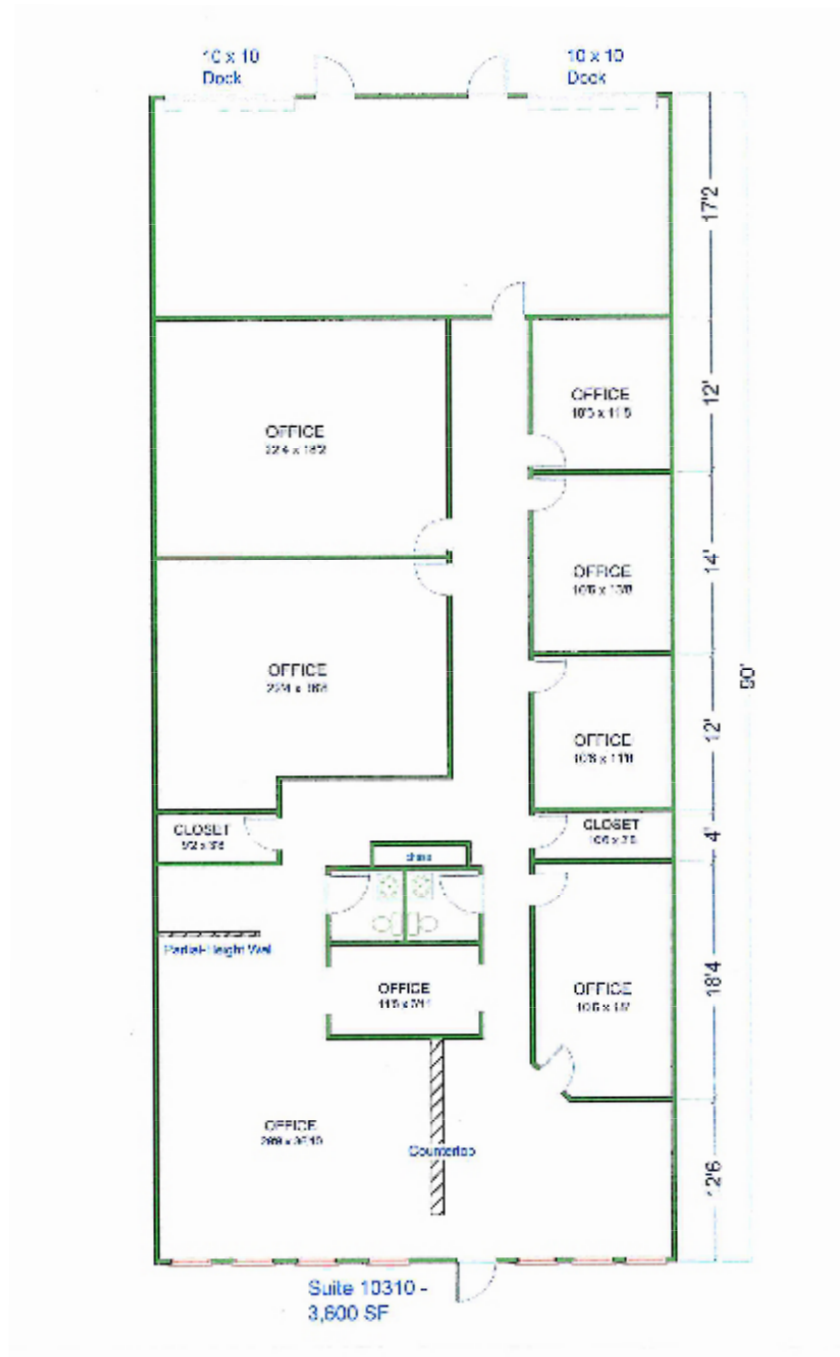
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# AVAILABLE SPACE

SUITE	TOTAL SF	OFFICE SF	DOCK / DRIVE-IN	CEILING HEIGHT	ANNUAL RATE PER SF
10310	3,600 SF	2,900 SF	2 Docks	18'	\$9.95



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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