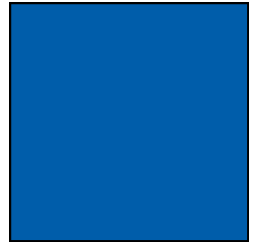


INDUSTRIAL FOR SALE OR LEASE

*1801 Trane Way & 1801 Plantside Drive
Louisville, KY 40299*



- 52,563± SF building
 - 4.282 acres in 2 parcels (2.932 and 1.35 acres)
 - 40,707± SF warehouse area
 - 11,856± SF 2-story office/showroom area
 - Additional 1,500± SF steel outbuilding for storage
- Dock and drive-in loading
- 24' clear height in warehouse
- Metal halide lighting with skylights
- 6" concrete floor in warehouse
- 55 car parking
- 30' x 50' and 30' x 55' column spacing
- Located in Bluegrass Business Park with easy access to I-64 via Hurstbourne Parkway
- Zoned PEC

For Sale: \$6,999,000(\$129.45 PSF) or For Lease: \$8.75 PSF/YR, NNN

Brian Chase
(502) 417-8048
(502) 379-6002
bchase@ccre.biz

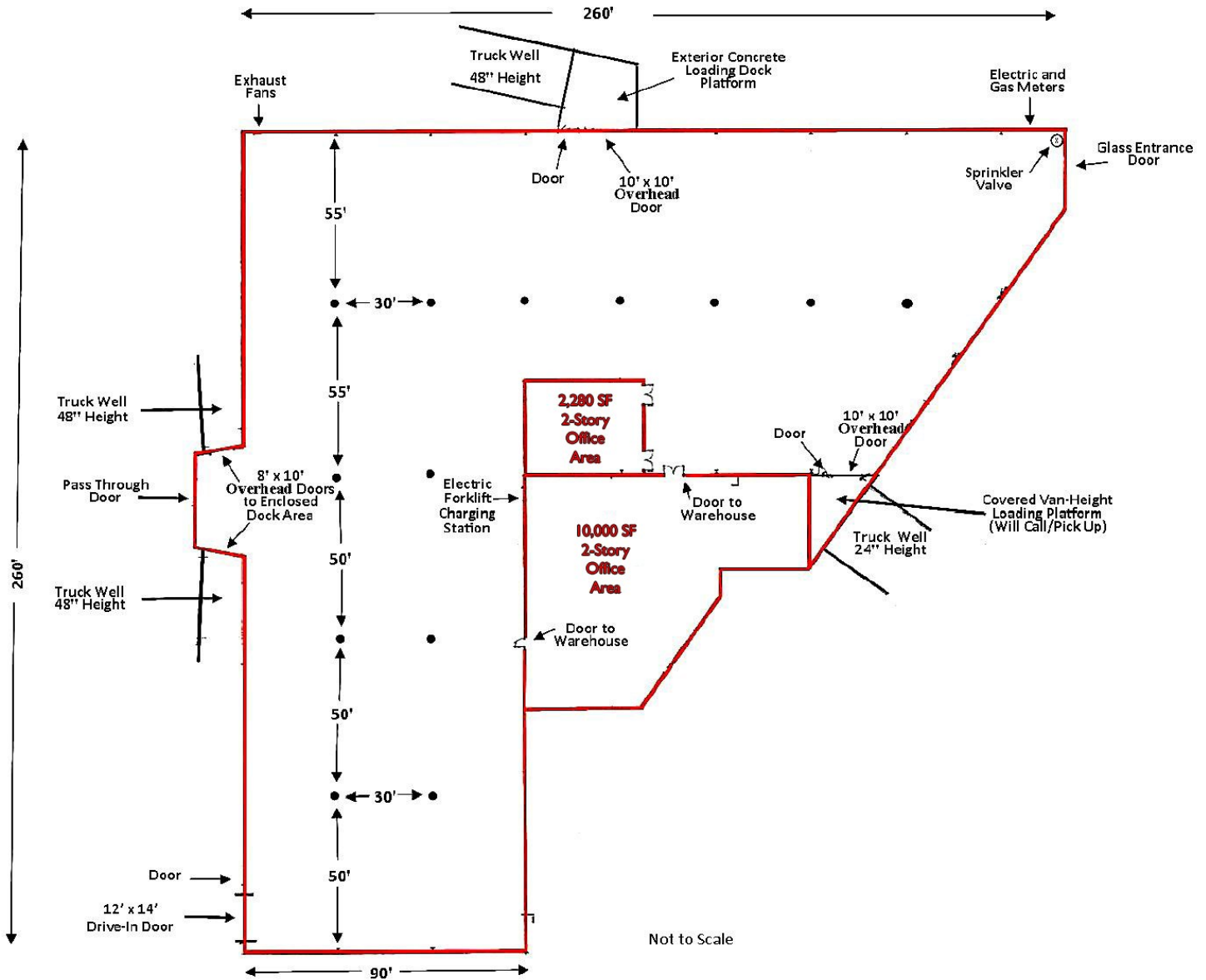
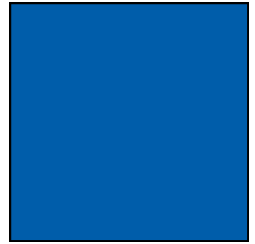
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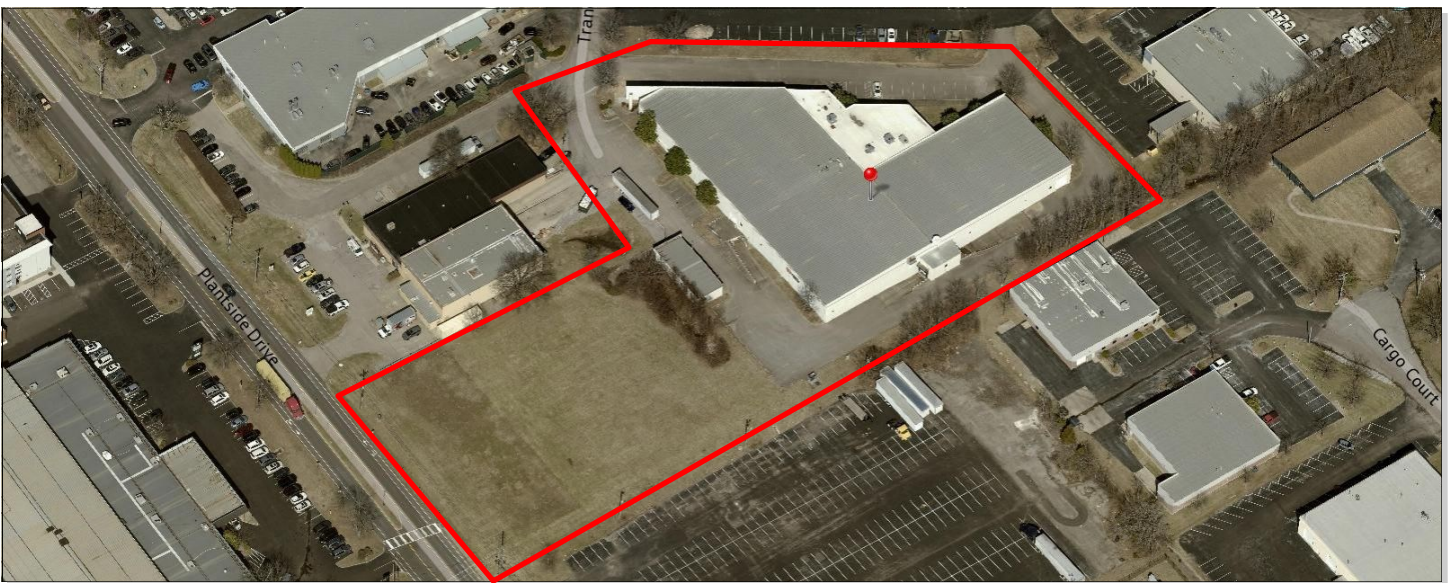
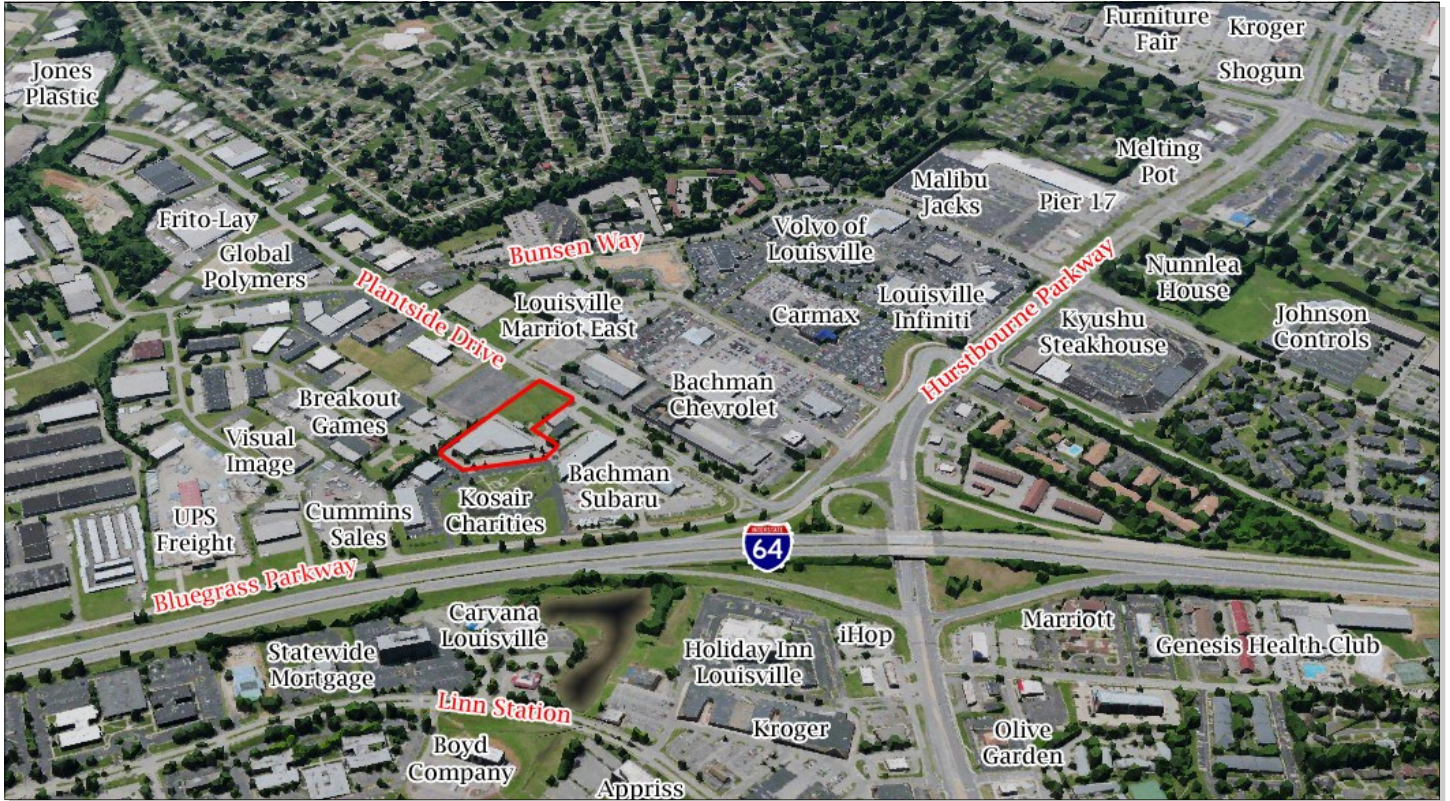
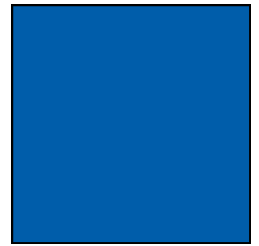


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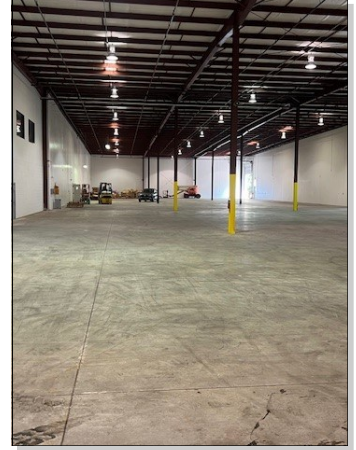
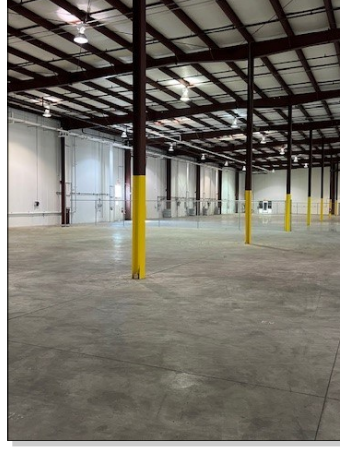
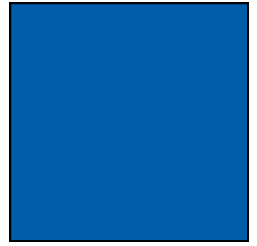
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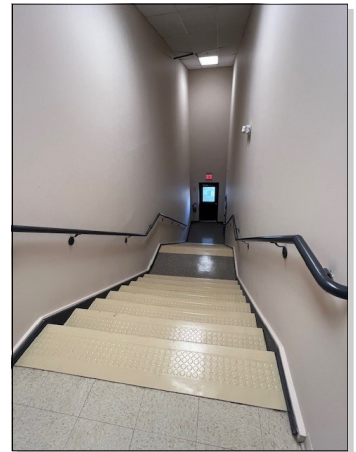
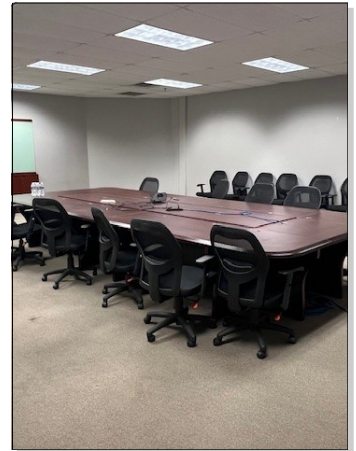
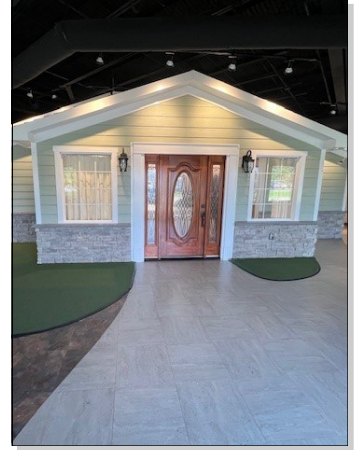
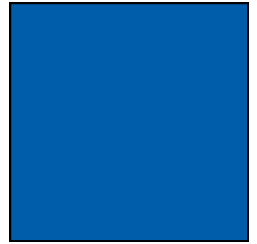


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