

FLEX SPACE FOR LEASE

10428 Bluegrass Pkwy | Louisville, KY 40299
5,270 SF

- **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 Flexibility:** Office/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.

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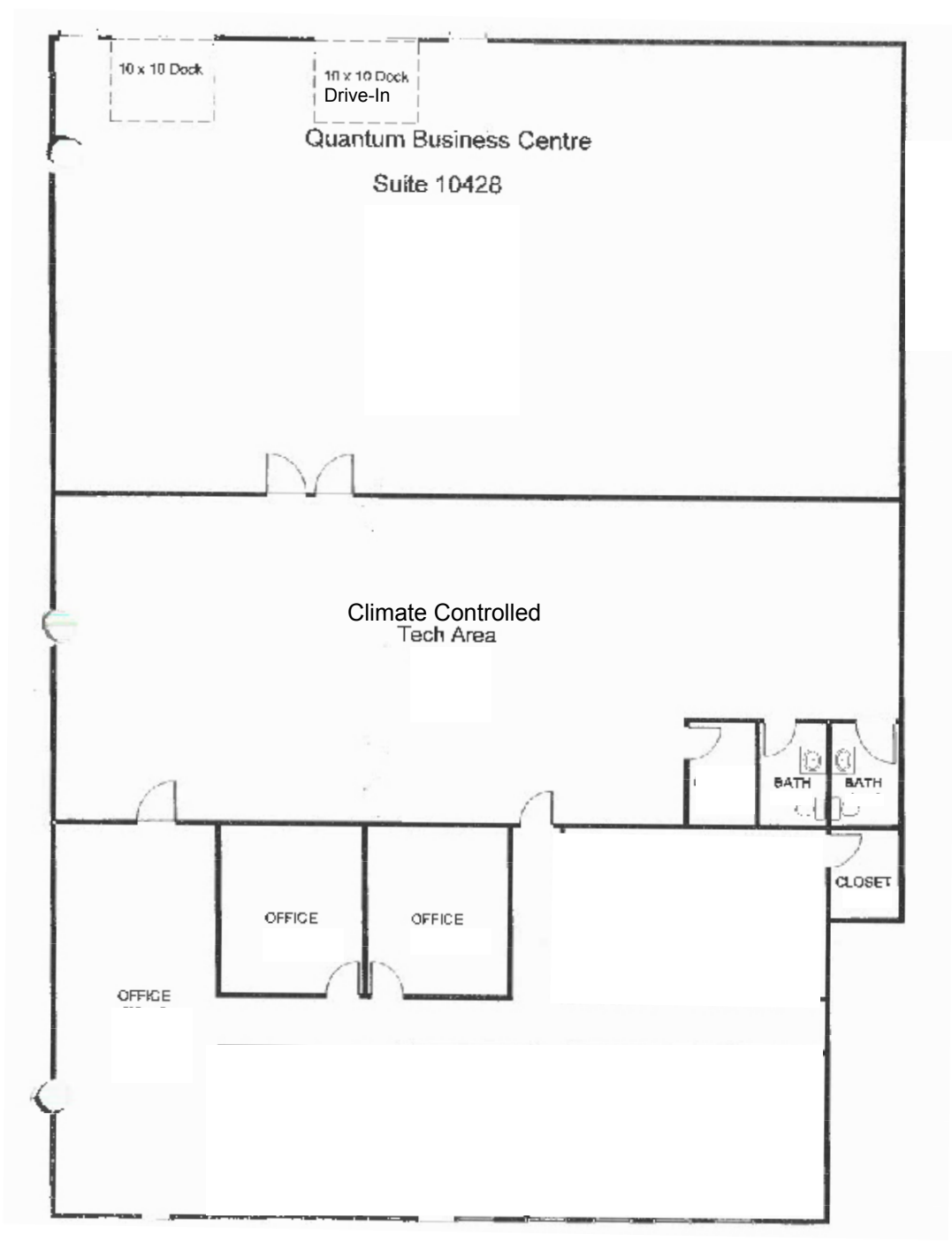
(502) 387-8479
(502) 553-4180
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AVAILABLE SPACE

Quantum Business Center

SUITE	TOTAL SF	OFFICE SF	DOCK / DRIVE-IN	CEILING HEIGHT	NET RENTAL RATE
10428	5,270 SF	2,000 SF	1 Dock, 1 Drive-In	18'	\$9.95/SF/YR



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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